

**Projects Committee Meeting
December 14th, 2023
8:00 A.M.**

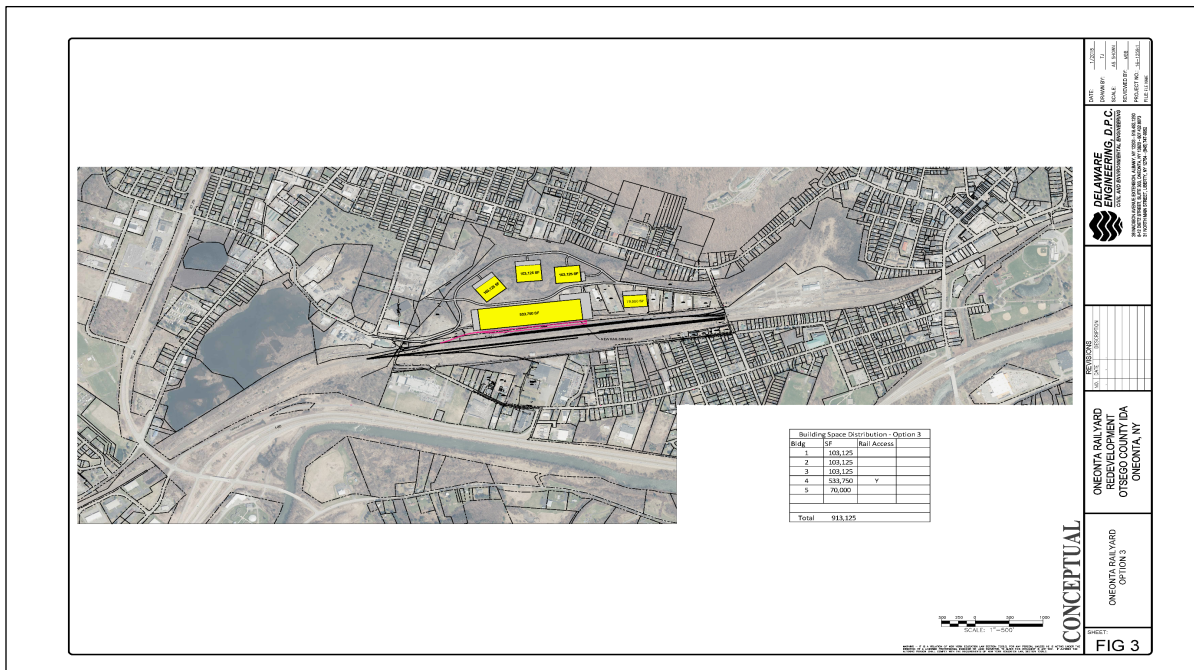
**Tom Armao, Chair • James Seward, Vice Chair • Patricia Kennedy • Andrew Marietta •
Jeff Lord • Craig Gelbsman • David Rowley • Cheryl Robinson**

**Jody Zakrevsky, CEO • Meaghan Marino, Director of Finance and Administration
Tammy Graves, Marketing Coordinator • Nasim Vargha, Administrative Assistant •
Joseph Scott, Bond Counsel • Kurt Schulte, Agency Counsel**

- Chairman's Comments
- Review Project Trackers
- Review Director's Report
- New and Unfinished Business
 - Roundhouse Road Survey
 - Roundhouse Road Site Map

Project Overview

Project Title	Oneonta Railyards Development
Project Description	<p>Redevelopment of Oneonta Railyards</p> <p><i>2021 Phase: Site Development</i></p> <p>While a generic environmental impact assessment has been performed on the site, no realistic site plan has been developed with could be used to market the “buildable” lots to perspective businesses. This project will develop a “master plan” for the entire site which will include buildable lots, parking lots, retention ponds, walkways and utility layouts.</p>
Key Objectives for 2023	<ul style="list-style-type: none"> • Clean Up Another 5 acres • Finish Community Geo-Thermal Heat Pump Feasibility Study • Sell at least 3 acre lot
Target Completion Date	Ongoing
Estimated Total Investment	\$5,200,000
Owner	Jody Zakrevsky
Stakeholders	City of Oneonta, Otsego Now, NYS ESD
Status	Active
Project Flags/Concerns	Site Contamination – low risk



IDA Objective ROI

Employment Impact	50-100 new jobs
IDA Revenue (One-Time)	NA
IDA Revenue (Recurring)	\$x (lease of 5 buildings)
Business Relationship Impact	Moderate
Community Engagement Impact	Moderate As part of a ongoing community engagement effort, a Environmental Justice Committee has be organized and meets on a regular basis to review the master plan development.

Partnerships

Project Partnerships	Michael N'Dolo, MRB Group Jane Nicholson, MRB Group Judy Pangman, City Community Development Danny Lapin, Otsego County Conservation Association Mark Davies, City Councilman Kevin Schultz, City Environmental Review Board Karl Seeley, Hartwick College Barbara Ann Heegan, Chamber of Commerce Katherine O'Donnell, Hartwick College
Post Project Partnerships	

Grant Management

Grant ID	Project# 132,929
Grant Amount	\$500,000
Source Agency	NYS Empire State Development
Details	Grant funds are for acquisition and infrastructure investments
Requirements	Grant Funds can only account for 20% of total project costs.
Expiration Date	Fall 2022

Project Expenses	Target Amount	YTD Actual	Grant Funding Amount	YTD Actual
Acquisition	\$250,000	\$250,000	\$	\$250,000
			\$	
Site Master Plan	\$50,000 - planned \$32,800 – awarded	\$32,800	\$	\$32,800
			\$	
Infrastructure Improvements	\$4,600,000		\$ 500,000* \$2.3 million**	
TOTALS	\$5,250,000	\$250,000	\$500,000	\$0

*Awarded by NYS ESD

** Planned application to Federal EDA

Project Milestones: Master Plan Development

Project Milestones	Target Start	Target End	Status	Actual Start	Actual End
Engineering Proposals	2/20/20	2/20/20	Completed	3/26/20	
Railyard Master Plan Development	4/1/20	8/1/20	100% Completed	4/9/20	8/28/20
Marketing of Property	9/1/20	Ongoing			
Commence Community Geo-Thermal Study	4/1/22	5/1/23	Just Commenced		
Clean Up Site 5	8/15/22	9/15/22			
Total Project					

Activity Log

Date	Activity Details
12/5	Richard received an estimate back from a vendor. \$35,757 to do a double surface treatment on Roundhouse Rd., this doesn't include prep work.
11/15	Nasim Vargha gave Richard dimensions of road.
11/14	Richard Brimmer asked road dimensions.
11/8	Reached out to Richard Brimmer to get estimate for oil and stone on Roundhouse Road.
11/8	K. Schulte stated that the release states Gorick is not responsible for anything other than the materials they supply. A Gorick employee could be hurt or kill someone on IDA property and arguably could be held harmless.
11/7	Gorick Construction delivered release form to M. Marino who forwarded it to K. Schulte.
11/7	M. Marino again reached out to Braun Land Surveyor – no response.
11/1	D. Rowley again contacted us to say he is still tracking down Gorick's release form.
10/20	D. Rowley trying to reach Gorick Construction regarding release form.
10/20	Meet with Chris Lawrence and Christian Mecurio of Mohawk Valley Edge to stress the importance of the Railyards development.
10/19	M. Marino reached out to R. Braun Land Surveyor in Sidney who indicated he would provide a quote.
10/6	LAWSON SURVEYING & MAPPING submitted a quote.
10/6	Rasmussen Land Surveyors responded to Nasim saying that Katskill Surveyors did the original survey and we should contact them.
10/6	Met with representatives of Primal Revolution Fitness who is looking for property to expand their gym in the Oneonta area and are considering the Oneonta Railyard site.
10/5	We have requested quotes from several surveyors to have lot 5 surveyed.
9/28	The contractor has made arrangements for removal, trucking and dumping of the demo debris from the City Garage. Greg Matice called Dave Rowley and is f working out a deal where the contractor can dump crushed/ground concrete on our rail yard lot - for free. That would have to be when they demo the old parking garage. The contractor is getting a liability agreement together which will need to be reviewed by our attorney.
9/19	Meeting with Ed May regarding his request to purchase a 50-foot-wide piece of property adjacent to his property to put in a road.

9/1 Responded to a NYS ESD site selection request for a clean energy manufacturing project called project Tower. The company seeks an existing site or shovel ready acreage including rail access. Power, natural gas, water and sewer are all needed, but minimal in demand. The site must have access to additional acreage for laydown space of finished towers before they are delivered.

- Size: 200,000 SF (as little as 150,000 SF) in an existing building and 30 extra acres available for laydown space for the completed towers. If considering a vacant shovel ready site, a total of 45 acres is needed.

8/3/23 NYSERDA proposes: Centralized power plant The on-site power plant, is where all the centralized equipment locate (e.g. heat pumps, storage tanks, etc.). The equipment will just be powered by electricity from the grid.



7/3/23 Forwarded to Al Rubin information on incentives and business park.

6/22/23 Zoom meeting with NYSERDA and Ramboll Engineers.

5/30/23 Received a call from Len Carson regarding an existing business who may wish to purchase an acre of property. I sent him a copy of our form for the evaluation of sale of property to him.

5/23/23 Meet with NYS DEC regarding getting a permit to clear approximately 24 acres of the site. Since the clearance is beyond 100 feet of the wetlands, we will just need to get a SPDES permit from the Schenectady Office and not the wetlands office in Stamford.

5/18/23	Meet with HUNT Engineering at the site. Requested they give us a proposal to go out to bid to clear another 24 acres of the property.
5/9/23	Received reimbursement from NYS ESD in the amount of \$146,407.10.
5/1/23	Lauren Barrett of ESD from NYC is recommending and processing a reimbursement of \$146,407.10 of the original grant of \$150,000 for the design and engineering work.
4/30/23	Appraisal back. Property is appraised for \$560,000.
4/21/23	David S. Merzig emailed. The City of Oneonta is hoping to develop a green way walking trail in the area of the wetlands adjacent to the Rail Yards development parcel. I have attached a map showing where the two access points, as well as the trail, are planned to be located.
4/19/23	Litter pickup at Railyards
4/5/2023	Received a quote from NBT Insurance for volunteer coverage for clean-up event April 19 th for \$300.
3/29/2023	CBRE began to appraise the site.
3/7/2023	Informed Seward Sand and Gravel property is being appraised.
2/24/2023	Received proposals to have property appraised.
2/15/2023	Received call from new owner of Seward Sand and Gravel expressing interest in buying a lot for transportation of sand and gravel by rail/.
2/3/2023	Zoom meeting with Mayor and his staff, Al Rubin and Matt Ward of Material Maxim (division of Mold-a-Matic.
1/25/2023	Mayor send package of financial program back to Otsego Now for review and comment.
1/20/2023	Meeting with Mayor Drnek to discuss possible funding sources for hemp company.
1/13/2023	NYSEDA reviews revised model assumptions and approves project to move to onto phase III.
1/10/2023	NYSERDA raised comments on meeting materials and Ramboll sends out revised model assumptions and thermal load profiles.
1/6/2023	Ramboll schedules next meeting for January 13, 2023 and sends out minutes of December 2 nd meeting.
12/21/2022	Zoom Meeting with Mayor and Al Rubin regarding using the railyards as a hemp manufacturing site.
12/02/2022	Meeting with Ramboll Engineers and NYSERDA to review Ramboll's report.

11/30/2022	Ramboll Engineers sent: 1. Model Assumptions and Heating/Cooling Load Curves 2. Model Descriptions 3. Utility Tariff 4. Load Profile Attachment A: Load Profile Analysis Model Detailed Inputs
10/27/2022	Dean Lemmon of R.B. Robinson Contracting, Inc. indicated they will come back to level the site better and see if they can removed all trees on the side.
10/06/2022	Site predominately clear of trees and rubble, seeded and hay place down.
9/20/2022	Sent CBRE graphics on Oneonta Railyard for their use.
9/15/2022	CBRE said they have three people working on marketing the site.
8/31/2022	Korey again confirmed they were going to level the site and re-seed.
8/19/2022	Reminded Korey about cleaning up the site.
6/30/2022	Received minutes from Ramboll of June 8 th meeting – copy attached.
6/22/2022	Peter Fontana of Norfolk Southern e-mailed that he is planning on coming up to Oneonta later in the month to discuss marketing of site.
9/12/2022	Contacted by Dean Lemmon from Robinson Contracting that reminded Korey and Joe about the need to restore the site.
9/9/2022	Met with Rick Seales from CBRE to go over marketing strategies.
9/7/2022	Meeting with Ramboll Engineers and NYSERDA.
8/26/2022	Let CBRE real estate know that the Board hired them.
8/16/2022	Met with representative of Norfolk Southern.
8/9/2022	Schedule a meeting with Pete Fontana, Norfolk Southern Industrial Development Manager, for this coming Tuesday, 8/16, at 2:00 p.m.
7/28/2022	Received minutes of second meeting (copy attached).
7/20/2022	Contacted Corning's contacts for energy projects at the plant and introduced them to Steve Gras.
7/20/2022	Second meeting with NYSERDA and Ramboll on geo-thermal study.

6/30/2022	Received minutes from Steve Gras (Ramboll) of 1 st meeting. Minutes attached.
6/16/2022	Sent well development/purging logs and location maps to Ramboll Engineers for identification of depth to ground water.
6/8/2022	Zoom meeting with Rob Meimeier/Chase Mendez Totoris/Steve Grgas of Ramboll Engineers and Kerry Hogan of NYSERDA to discuss feasibility study of Geothermal Community Heat Pump System.
6/6/2022	Contacted Gannon Murphy, General Manager of Cinelease Studios to let him know what benefits the IDA could provide should they located in the Oneonta Railyards. Cinelease Studios is a unique studio management team that was created as a natural extension of the respected Cinelease and Herc Entertainment names. They have studios in Georgia, New Jersey, Brooklyn, Pittsburg and California. They are considering a location in upstate NY.
5/9/22	Project was submitted to NYS ESD who are looking for potential projects in the Mohawk Valley that might benefit from a potential Bond Act proposed by the Governor.
4/29/22	Spoke with Amanda Spellicy of Senator Schumer's office and she indicated that Corning is still considering the railyards for future growth.
4/1/22	Railyards was submitted for additional funding request for infrastructure funding from the Appalachian Regional Commission.
3/28/22	Received revised insurance from Robinson Contracting naming the IDA as additional insurance while using lot 5 as a staging area. Upon completion of street reconstruction, they will bury debris and regrade property.
3/7/22	Spoke again with Al Rubin. Went through in a little more detail their plans for the site. They expect to have a proposal to us by the end of the week. Mamco, who currently does hemp manufacturing, also might be involved. Belpointe is working with farmers from the Finger Lakes Region and having rail access at the site would be very beneficial. The are also interested in the work Ramboll will be doing.
2/15/22	Al Rubin of Evolution 19, Inc., reached out to indicated that Belpointe REIT is still very interested in purchasing property at the railyards. I asked him to get a proposal from them as to what they what to do (i.e. investment, jobs being created, feasibility study).
1/5/22	Senator Schumer issues press release that he is urging the U.S. Department of Health and Human Services (HHS) and the Department of Defense to give full and fair consideration of the proposal submitted by Corning Incorporated to expand domestic industrial base capabilities for bioproduction and diagnostic consumables production
January 2022	Discussions with MRB Group about building our innovation/acceleration center in the Railyards.
12/28/21	Ozone Capital Markets contacted us looking for information on the Oneonta Railyards. OCM is a qualified opportunity zone investment group out of NYC who brings in investors to opportunity zone projects. They are asking what our Internal Rate of Return and Multiple on Invested Capital on the railyards.

12/21/21	The Oneonta City Council authorizing the installation of two new streetlights on Roundhouse Road.
12/2/21	Discussions with Corning Senior Staff and Senator Schumer's Office
11/18/21	Discussion with Senator Schumer's staff regarding a proposal to Corning
11/17/21	Met with A. Rubin, Assemblyman Miller and Chief of Staff to Assemblyman Salka to discuss the Innovation/Acceleration Center and infrastructure needs on Oneonta Railyards.
11/11/21	Reached out to David Whipple of ESD about getting the railyard certified as shovel ready.
11/2/21	Discussion with Dawn Burlew of Corning re: new campus.
10/28/21	Meeting with Senator Oberacker re: Railyards
10/22/21	Discussion with Senator Schumer's staff regarding a proposal to Corning
10/18/21	Discussion with Corning's Oneonta Plant Manager re: new campus
10/8/21	Provided letters of support to MVEDD and Southern Tier 8's grant application to EDA.
10/7/21	Provide to MVEDD what the anticipated cost for final design and bidding documents for the infrastructure improvements (\$780,000).
10/6/21	Met with A. Rubin, Assemblyman Miller and Chief of Staff to Assemblyman Salka to discuss the Innovation/Acceleration Center and infrastructure needs on Oneonta Railyards. Assemblyman Miller called to set up a future meeting in November.
9/28/21	At the request of MVEDD, supplied detailed budgets of the cost for water, sewer, and natural gas extensions to the Park (MRB Group estimates) as well as upgrading the electrical (NYSE&G estimate).
9/22/21	Meeting with Southern Tier 8 re: EDA Build Back Better Program Meeting and to including the Oneonta Railyards for EDA funding
9/15/21	Meeting with Southern Tier 8 re: EDA Build Back Better Program Meeting and to including the Oneonta Railyards for EDA funding
9/15/21	Submitted a request to the Mohawk Valley Economic Development District to build the required infrastructure at the Oneonta Business Park.
9/14/21	Submitted formal request to fund building an Innovation/Acceleration Center in the Oneonta Business Park. Total cost for new building and infrastructure is estimated to be \$9.6 million.
9/8/21	Meeting with Southern Tier 8 re: EDA Build Back Better Program Meeting and to including the Oneonta Railyards for EDA funding

9/2/21	Meeting with Southern Tier 8 re: EDA Build Back Better Program Meeting and to including the Oneonta Railyards for EDA funding.
8/23/21	NYS ESD indicated to Meaghan that they have received all required documents and will be scheduling a public hearing on reimbursement of \$150,000 in October.
8/23/21	We were contacted by a new project manager for ESD and after several discussions with her she agreed to have Jane Ji (Meaghan's contact) continue with project.
8/6/21	Asked Scott Harrington to give me a time we can get together.
8/5/21	Meeting with Hartwick College Grain Innovation Center staff, Al Rubin and representatives of Belpointe.
7/31/21	Scott Harrington, City Council member, let me know he has talked with Norfolk Southern about the business park.
7/30/21	Received notice from Ramboll Engineers that our proposal for a geo-thermal community heat pump system around the railyards was awarded by NYSERDA.
6/30/21	Send description of industrial park along with drone photos for developer's conference workshop.
6/21/21	Received 5 air photos from Chris.
6/11/21	Requested of Chris Kuhn to take photos of industrial park with drone.
6/3/21	Meeting with representatives of Belpointe and their agriculture consultant.
5/26/21	Arranged meeting with Belpointe to tour the Railyards on 6/3/21 followed up by a discussion at Otsego Now with CADE and the Small Business Development Council.
5/22/21	Al Rubin indicated that Belpointe REIT, an investment group from Connecticut will be arriving the first week in June to look at the Park for a possible investment in a hemp manufacturing facility.
5/21/21	Sent to Al Rubin additional information on Opportunity Zones.
5/11/21	Sent information on site plan, potential rail siding, and utilities to Cynthia Andela who is working with the Infinite Recycled Technologies out of Minnesota. Their facility not only recycles a variety of glass, it also houses a recycled product research and development lab where a team of engineers and recycling specialists continue to invent more effective and efficient ways to recycle. They are working with Andela Products and Ruby Lakes Glass and need rail siding to ship glass from Minnesota to New York.
5/6/21	Sent draft support letter to Chamber of Commerce and IGA Committee
5/6/21	Received letter of support from Chamber of Commerce
5/6/21	Sent site plan and information on the Opportunity Exchange to A. Rubin.
5/4/21	Meeting with Ramboll Engineers and Bennett Sandler to discuss grant application to NYSERDA for community geo-thermal heating and cooling system.

5/3/21	Send information on Opportunity Zones and environmental review of the railyards to A. Rubin who has a client interested in railyards.
4/21/21	Meeting with Ramboll Engineers and Bennett Sandler to discuss grant application to NYSERDA for community geo-thermal heating and cooling system.
4/15/21	Sent additional information to the energy group at Corning regarding building a community geo-thermal heat and cooling system as well as providing additional information on the Oneonta Railyards as a possible new campus for Corning.
4/13/21	Meeting with Ramboll Engineers and Bennett Sandler to discuss grant application to NYSERDA for community geo-thermal heating and cooling system.
4/6/21	Scheduled meeting with Ramboll Engineers for meeting next week to discuss a community geo-thermal heating and cooling system for the park.
3/5/21	Danielle Adams of ESD reached out to get status update of their funds and was informed we were trying to get Corning to show interest. She indicated she would check back later this summer.
2/23-4/6/21	John Faso, representing Mesa Solutions would like to bring in natural gas (CNG or LNG) to the railyards by rail.
2/17/21	Mr. Morse indicated he would talk with Dawn Burlew of Corning.
2/12/21	Met with Mayor Herzig regarding new campus for Corning.
2/10/21	Sent Mr. Morse a presentation regarding building at the Oneonta Railyards and its benefits to companies.
2/9/21	Had discussion with Mr. Morse about new campus.
2/5/21	Reached out to Mike Morse of ESD re: new Corning Campus.
1/26/21	Responded to NYS ESD regarding the status of the railyard redevelopment.
1/13/21	Met with representative of hemp stalk processing company.
1/8/21	A representative of a hemp stalk processing and manufacturing facility contacted us. They have been looking to expand in about 5 locations one being in the Buffalo area but after having a discussion with here they thought being in the Rail Yard was intriguing to them. They would be in the beginning look at building approximately 45,000 square feet roughly 25 employees
1/7/21	Had discussion again with Dawn Burlew of Corning about the possibility of having them purchase the railyards for a new building since it is in an opportunity zone. This could be the site of a new Corning Campus.
12/31/20	Meeting with City Councilman Scott Harrington re: Oneonta Railyards
12/16/20	Meeting with Bennett Sandler and Ramboll Engineers
12/14/20	Reached out to Melany Putnam of NYSEG re: community geo-thermal system
12/14/20	Contacted by Joseph Russo of NYSE&G re: potential marketing grant funds

12/8/20	Bennett arranges meeting with Ramboll Engineers who are per-certified to work on feasibility studies for NYSERDA
12/7/20	Sent Bennett revised site plan for railyards
12/3/20	Discussed with Bennett Sandler the idea of a community geo-thermal heating and cooling system
11/18/20	Scott Harrington, City of Oneonta 6th Ward Councilman, has contacted us and asked that he could serve on a committee recommending types of businesses to attract to the Railyard Business Park. We asked Scott to chair the committee which is to be formed.
11/17/20	Site included in Opportunity Zone Available Property Listings.
11/12/20	Peter Fontana of Norfolk Southern (their Industrial Development Manager) also contacted us and felt it was time to reconnect on this and any other efforts that Norfolk Southern can be of assistance.
9/29/20	Documentation submitted to ESD regarding payment to Elan3 for MWBE work. ESD's MWBE Unit has approved documentation and signed off on the entire \$180,000 in grant funds.
8/28/20	Received final deliverables from the MRB Group.
8/27/20	<p>Additions to the Railyard Master Plan summary email from below:</p> <p>Sewer Line: After considerable digging around and calling, MRB was able to speak several times with the DPW and sewer department administrative personnel (Maryann and indirectly with Jeremy). MRB have been assured that the sewer line show on the map as coming in from the eastern boundary of the business park is publicly owned and maintained.</p> <p>Existing Structures: Elan's response on this is, "Perhaps the standing chimney could be left as an iconic feature but most likely would be removed to accommodate new facility foot-prints. MRB would apply a concept level budgeting cost for hazardous material testing and demolition at \$40,000. MRB suggests next step would be hazardous materials testing, demolition permit, and demolition documents for bidding the removal work."</p>
8/20/20	<p>Response to our Questions:</p> <ul style="list-style-type: none"> • Water and Sewer Lines – see the attached draft layout plan that shows the locations of the water and sewer lines. <ul style="list-style-type: none"> o As a follow up, you asked us to verify whether the sewer lines shown on the map coming from the eastern edge are private or public lines. I am asking Elan to verify this information for you. • Subdivision layout – as we discussed, the subdivision layout lines are simply to show where the lots could logically be subdivided. We would not suggest moving forward with the subdivision until an end user is identified, because the ultimate

	<p>location and size of the buildings will drive the subdivision. (No sense moving forward now to only have to redo it potentially in the future.)</p> <ul style="list-style-type: none"> • You asked me about the existing, obsolete structures on the site and whether the demolition and removal of those structures was contemplated in this master plan. Specifically, you mentioned that there was a 200ft smokestack, a few dilapidated buildings and concrete debris, and that the presence of these materials inhibits the upkeep of the site (can't get someone to brush hog the site with debris that could destroy the machines). <ul style="list-style-type: none"> o Asking Elan to weigh in here as well – what are your thoughts on this aspect of the master plan? If Jody wanted to phase this and just deal with demolition/removal, what do you think that would cost? Any other steps to move this forward?
8/17/20	Sent comments and questions back to the MRB Group regarding water and sewer line locations.
8/13/20	MRB Group sends the Railyards draft subdivision plan documents for our review, consisting of a map showing lots and the zoning analysis.
8/5/20	Mayor Herzig expressed his appreciation for reviewing the presentation.
8/5/20	We received paid invoices from Elan3 needed to request reimbursement from ESD.
7/29/20	Forwarded MRB Presentation to Mayor Herzig for comments.
7/23/20	MRB gives presentation to Otsego Now Board of Directors.
7/22/20	MRB submits draft budget estimates for road, water, sewer. Electric and natural gas extensions.
6/22/20	Zoom meeting with MRB Group, Jody and Meaghan to discuss mapping of utility information.
6/18/20	The MRB Group requested utility information (gas, water, sewer) from us. We supplied them with maps received from one of the city council members who serves on our Environmental Justice Committee.
6/4/20	ESD again responded after careful review and discussing further within their office, they can combine our projects. Regarding the disbursement process for AA609, OCSD can sign off once they receive form OCSD-1 for AA609.
6/2/20	ESD thanked us for providing a formal request for combining project AA609 & AB198. ESD approved the request and have combined projects on the NYSCS and copied our project managers to apprise them of this change.
6/1/20	We requested from ESD that AB198 be merged into project AA609. AB198 was for the traffic study portion of AA609, the Oneonta Railyard feasibility and master plan. I We also attached a signed copy of the contract with the MRB Group for their files.
5/29/20	Zoom meeting with MRB Group, Jody and Meaghan and members of the Environmental Justice Committee
5/22/20	Zoom meeting with MRB Group, Jody and Meaghan
5/15/20	Zoom meeting with MRB Group, Jody and Meaghan

5/11/20	Zoom meeting with MRB Group and Regional Director of EDA regarding additional appropriations EDA received from the stimulus funding.
5/6/20	Zoom meeting with MRB Group and Elan Planning to start discussions on master plan work.
4/9/20	Forwarded signed contract to MRB Group to begin master plan work.
4/3/20	Notified MRB Group by telephone about the Board's decision to award the work to MRB.
3/23/20	Otsego Now Board of Directors approves contract with MRB Group for Master Plan work.
3/6/20	Recommended approval of Master Plan to MRB Group to both Finance and Projects Committee.
2/27/20	Met with Environmental Justice/Smart Growth Committee. They are also reviewing engineering proposals. Finalizing Plans for April cleanup days.
2/24/20	Received two quotes for insurance coverage. We have decided to go with Philadelphia Insurance Company which provides higher limits than Nationwide with a minimum premium of \$300. It will cover approximately 24 people over a two-day period.
2/20/20	We received proposals from Shumaker Engineering and the MBR Group to prepare master plan for Railyard Business Park
2/20/20	Requested insurance quotes for volunteer weekend.
1/28/20	ESD indicated they would consider transferring the 205 MWBE requirement to this grant to satisfy their requirements.
1/27/20	Sent request to MBR Group to also consider for master plan work.
1/24/20	Sent additional information to Shumaker Engineering.
1/17/20	LaBella Associates informs us that the Oneonta Business Park/Railyards was selected as a demonstration site for the Southern Tier 8 Energy Infrastructure Assessment Program.
1/17/20	Meet with Shumaker Engineering in Binghamton to discuss the possibility of hiring firm for master plan and subdivision of property.
1/7/20	The Otsego County IGA Committee recommended that Southern Tier 8 select Otsego Now's proposal submitted to LaBella Associates.
1/27/19	LaBella Associates requested certain documents and maps of both parks. Otsego Now forwarded 8 documents and maps to them.



ONEONTA RAILYARD MASTER PLAN



OTSEGO IOW
HELPING YOU ECONOMIC PROSPERITY

- SITE INFO**
- BOUNDARY LINE
 - DEC WETLAND
 - 100' DEC WETLAND BUFFER
 - NY'S DEC STREAM
 - S.W.B. STORMWATER BASIN

- LAND USE**
- TOTAL BUILDABLE LAND: 37.15 ACRES
 - TOTAL SITE: 78.79 ACRES

- PROPOSED COMMERCIAL BUILDING SIZE**
- A - 50,000 SQ. FT.
 - B - 42,000 SQ. FT.
 - C - 42,000 SQ. FT.
 - D - 30,000 SQ. FT.
 - E - 25,000 SQ. FT.
 - 177,000 SQ. FT. TOTAL**

- VEHICLE PARKING**
- P1 = 180
 - P2 = 143
 - P3 = 143
 - P4 = 76
 - 603 TOTAL VEHICLE PARKING**

SCALE: 1" = 120' 240'

DATE: 07.23.2020

MRB group

MARSHALL ROSS BROS. ENGINEERS, INC.

Project Overview

Project Title	Richfield Spring Eco-Business Park
Project Description	<p>Development of Richfield Spring Eco-Business Park to accommodate Crystal Mountain Properties will develop a 22-acre business Park in Richfield Springs Otsego County with 85,000 square feet of manufacturing space in two separate buildings to house Ruby Lake Glass and Andela Products business expansions.</p> <p><i>2022 Phase: Site Development</i> The project will consist of site preparation and extension of necessary utilities to the Park, including site clearing and earthwork, construction of an access road, installation of a wastewater collection system, and extension of water service, a gas main, and electrical service.</p>
Key Objectives	<ul style="list-style-type: none"> • Prepare Site for Sale or Lease • Provide for at least 3 new businesses to relocate or expand into the Richfield Springs Business Park
Target Completion Date	August 28, 2024
Estimated Total Investment	\$2,400,000
Owner	Jody Zakrevsky
Stakeholders	Andela Products/Ruby Lakes Glass, NYS ESD
Status	Active
Project Flags/Concerns	Concerns over NYSE&G getting public service commission approval. NYS DEC still has not responded to latest IDA submission.

DA Objective ROI

Employment Impact	15 new jobs
IDA Revenue (One-Time)	\$250,000 (sale of site) To Be Determine by Appraisal
IDA Revenue (Recurring)	\$ To Be Determined – vacant sites could be leased to companies
Business Relationship Impact	Low Enhancing relationship with Ruby Lakes Glass/Andela Products
Community Engagement Impact	Low Village and town communication through project process.

Partnerships

Project Partnerships	Brett Steinberg, Project Engineer, EDA Michael N'Dolo, MRB Group Alyson Slack, MRB Group Cynthia Andela, Andela Products Jonathan Gross, Ruby Lake Glass Ken Ellsworth, Keystone Associates Mark Parker, Keystone Associates Richfield Springs Town Board Richfield Springs Village Board
Post Project Partnerships	IDA, the Village, the Town and Andela Products and Ruby Lake Glass

Grant Management

Grant ID	93220 - Approved
Grant Amount	\$325,000
Source Agency	NYS Empire State Development
Details	Grant funds are for sewer and water infrastructure
Requirements	Grant Funds can only account for 70% of total project costs.
Expiration Date	August 31, 2024

Grant ID	01-01-14979 - Approved
Grant Amount	\$1.2 million
Source Agency	Federal EDA
Details	Grant funds are for sewer and water infrastructure
Requirements	Grant Funds can only account for 70% of total project costs.
Expiration Date	August 28, 2024

Grant ID	Project ID: 67423
Grant Amount	\$500,000
Source Agency	Appalachian Regional Commission
Details	To be added to EDA funding
Requirements	EDA must approve payments on behalf of ARC
Expiration Date	February 28, 2024

Budget and Funding

Project Expenses	Target Amount	YTD Actual	Grant Funding Amount	YTD Actual
Administrative and Legal Expenses	\$59,000		\$325,000 - ESD* \$1,200,000 – EDA**	
Architectural and Engineering Fees	\$18,000		\$500,000 – ARC***	
Construction Supervision and Grants Management	\$100,000		\$375,000 – IDA	
Construction	\$1,910,000			
Contingencies	\$313,000			
Contingencies	\$500,000			
TOTALS	\$2,400,000		\$2,400,000	

*Approved

**Approved

***Approved 4/10/23

Updates:

Still awaiting NYSE&G approval for gas line extension to be brought to PSC.

Need new performance bond, agreement form, certificate of liability insurance, and certificate of workers' compensation insurance from Anjo Construction. They must be dated after the construction contract is signed.

Received final draft agreements with town and village on water and wastewater.

Keystone Associates provided shorten entranceway to avoid additional stream disturbance requested by DEC.

Anjo Construction can get us new bonds, insurance, once a construction contract date is known.

Project Milestones

Project Milestones	Target Start	Target End	Status	Actual Start	Actual End
Response to ESD Request for MWBE	1/17/20	1/21/20	Completed		1/21/20
EDA Application Submission	1/15/20	4/1/20	Completed	1/15/20	4/21/20
EDA Approval of Grant Application	8/1/20	8/1/20	\$1.2 Million Grant Approved	08/28/20	
Water and Sewer District Creation	10/14/20	3/15/21	With Attorneys	10/14/20	???
Submission of Grant Administration Plan	10/6/20	10/28/20	Completed	10/6/20	10/23/20
Completion of Final Design	10/14/20	8/30/22	99% Completed – not yet submitted to EDA	10/14/20	2/10/23
RFP for Construction Management	5/15/2022	6/30/2022	Being Re-Bid Due to only 1 bid	3/15/23	4/14/23
Extension of Natural Gas	10/14/20	9/3/22	Waiting on NYSE&G	?	?
RFP for Grant Management	2/15/21	2/15/21	Hired Barton&Logi.	11/24/21	
Preparation of Bidding Documents	6/3/21	8/5/22	Completed by Keystone	2/15/22	2/10/23
County Loan	6/2/21	12/15/22	Determination of Need		
All Permits Approved	9/1/22	9/30/22	Need DOT Permit DEC? ACE?		
Bid Construction	2/20/23	3/30/23	Need EDA Approval	2/10/23	3/29/23
Construction Contract Award	4/15/23	4/15/25	Awarded – notice to proceed not approved.	5/9/23	
Pre-Construction Conference	5/1/23				
Construction	5/1/23	8/28/24			

CONTRACTOR		TOTAL OF ALL BID PRICES
Anjo Construction		\$1,692,611.11
Marcy Excavation		\$2,984,340.00
Tweedle Construction Services, Inc.		\$1,959,322.00
WM J. Keller & Sons Construction		\$1,759,634.00
BP Excavation, LLC		\$2,099,418.00

Activity Log

12/11	Ron Kichurchak of NYS DEC indicated he is working on permit conditions.
11/29	Responded to Lucas Cipperly request for additional information.
11/28	Lucas Cipperly of NYS DEC requested additional information on 4 topoics.
11/23	Ron Kichurchak of NYS DEC signed off on wetland delineation map.
11/8	Anthony Luisi of NYS DEC indicated his staff is reviewing most recent submission.
11/7	Again, reached out to DEC to see what is taking so long.
11/7	Submitted signed Amendments 2 and 3 as well as SAM.gov confirmation to EDA.
11/6	SAM.gov account updated.
10/31 – 11/6	Worked on trying to update our SAM.gov account.
11/1	Told Anjo Construction that we need updated performance bond and payment bond since the date of the contract is later than the date of the performance and payment bond as well as updated insurance. They indicated they could do this once a construction contract is in place.
11/1	Michael Hamor submitted the site layout from Keystone over to NYSEG for confirmation that this is adequate for their purposes so we can submit everything to the PSC.
11/1	C. Andela say she received revised drawings from Keystone which she is forwarding to John Hamor.
10/31	EDA asks us to update our SAM.gov account which is about to expire.
10/31	8 th Quarter Progress Report and Federal Financial Report sent to EDA.
10/30	Reminded Barton & Loguidice that reports are due at the end of the month.
10/27	Again, sent EDA revisions for Amendments 2 and 3.
10/24	Received revised Plans and responses to DEC comments from Keystone Engineers and forwarded them to DEC.

10/24	Notified EDA that both Amendment No. 2 and Amendment No. 3 are wrong.
10/20	Brian Brotherston reaches out to inform us he is our new EDA project engineer.
10/19	Received Amendment No. 3 adding the Town of Richfield as co-applicant.
10/16	Brett Steinberg announces he is leaving EDA. Will have a new project engineer.
10/11	Sent in revised 424 form from Town of Richfield to EDA.
10/10	Asked town supervisor to check on his UEI approval under sam.gov.
10/10	Sent town co-application forms to EDA
10/4	Sent revised water and sewer agreement to EDA
10/2	Received revised site layout from Keystone and met with them in Binghamton.
9/25	Received correspondence from DEC regarding validating wetland map.
9/22	Keystone sent revised drawings.
9/20	Keystone working on revisions.
9/19	Met with Keystone Engineers
9/19	Receive correspondence from NYS DEC regarding stream crossings.
9/2	Received approval from EDA to add ARC funding to project.
6/6/23	Received correspondence from Army Corp of engineers that they may be required from them if affecting any wetlands.
6/5/23	Received performance bond, agreement form, certificate of liability insurance, and certificate of workers' compensation insurance.
6/1/23	Spoke with Ron Moore at Anjo Construction.
6/1/23	Send draft co-applicant agreement to town officials and their attorney.
6/1/23	Met with HUNT Engineering in Binghamton.
5/30/23	Received wetland delineation map from HUNT Engineers
5/26/23	Joe Scott sends comments back to town and village attorneys on agreements.
5/23/23	Meet with DEC staff in Stamford
5/22/23	Conference call with Joe Scott and Kurt Schulte re: water/sewer agreements
5/22/23	Signed wetland delineation proposal from HUNT Engineering.
5/19/23	Meeting with Cheryl Robinson, Larry Frigault, and Dan Sullivan
5/17/23	John Hamor met with Cyndy Andela to finalize information needed for NYSE&G.
5/9/23	Asked DEC where things stand.
5/5/23	Received revised cost for construction management from HUNT engineering.

5/3/23	EDA wants town to be co-applicant.
5/3/23	Approval by EDA of construction low bidder.
4/26/23	Received town and village water and sewer agreements from Town Attorney and forwarded them to EDA.
4/25/23	Filled out and sent new SPDES application to DEC.
4/25/23	Sent to DEC a copy of the updated SHPO approval letter, the stamped drawings, Permit 4-3656-00203/00001 (expired), the Town of Richfield approval of site plan and SEQR review, and the SPDES NYR10K250 permit.
4/24/23	Received correspondence from Anthony Luisi, Regional Director, of NYS DEC.
4/22/23	Received EDA Notice of Federal Interest which was filed with the County from K. Schulte and forwarded it to EDA.
4/21/23	Sent revised SHPO letter and SPDES permit to NYSE&G.
4/21/23	Received new SHPO letter.
4/20/23	Reached out to numerous people at NYS DEC re: SPDES permit.
4/20/23	Asked SHPO for updated letter to send to NYSE&G.
4/17/23	Construction Management Proposals sent to Barton & Loguidice for review and recommendation.
4/13/23	Bid opening package sent to EDA.
4/12/23	Quarterly Report and Financial Report sent to EDA
4/11/23	Larry Frigault called to say Richfield Planning Board approve SEQR and site plan approval for business park.
4/11/23	Cyndy Andela called to work with her on getting NYSEG service request filled out.
4/10/23	ARC Approves grant of \$500,000 for project.
4/10/23	John Hamor sends most of the documents to Lori Cole.
3/30/23	James Seward reaches out to NYSEG President and thanks her for the meeting.4/
3/29/23	5 bids were received for the construction work. This does not include gas and electric lines as NYSEG will likely give us a dollar number for installation. We have budgeted \$300,000 for this work.
3/29/23	Lori Cole of NYSEG outlines what documents they need for the Public Service Commission. Various other emails back and forth.
3/27/23	Zoom Meeting with NYSE&G and Public Service Department
3/27/23	Pre-NYSEG Meeting with James Seward, John Hamor and Michael Hamor
3/22/23	JZ meets with John Hamor

3/10/23	Sent Recording Notice to EDA
3/22/23	EDA reviews 4 addendums to construction contracts
3/1/23	EDA Regional Counsel has approved the executed version of the Notice of Federal Interest document.
3/1/23	SAC#10 – Approval of Revised Matching Funds by EDA
2/24/23	EDA rejects James Jordan Architects as construction manager.
2/10/23	Approval of Plans and Specs by EDA
2/10/23	SAC#30 Proof of Permitting Approved by EDA
2/10/23	SAC#25 – Recorded Mortgage Approved by EDA
2/10/23	SAC#28 – Architect/Engineer Contract Approved by EDA.
2/10/23	SAC#23 - Grant Administration Agreement Approved by EDA
2/2/2023	Spoke with Brett Steinberg of EDA about other documents needed before IDA can bid the project. EDA indicated they would allow 1 proposal for CM.
1/31/2023	Sent to EDA quarterly reports.
1/26/2023	Revised probable cost estimates submitted to EDA.
1/18/2023	Mark Parker from Keystone Engineers speaks with EDA about comments.
1/17/2023	Reviewed EDA comments with Keystone Engineers
1/13/2023	EDA reviews design and bid package and returns with comments.
1/9/2023	EDA sends official time extension amendment which was signed and returned to EDA.
1/5/2023	A complete design and bid package was received from Keystone Engineers and forwarded to EDA
1/5/2023	EDA formally approves time extension request to August 28, 2024.
1/3/2023	Conference call with EDA over time extension request and ARC funding.
12/30/2022	EDA requests changes to time extension request.
12/21/2022	EDA approves Specific Award Condition #16, Evidence of Good Title
12/19/2022	Sent in draft time extension request to EDA
11/29/2022	Sent again to Keystone EDA requested changes to designs, contract documents and revised estimate of cost.
11/16/2022	Sent to Kurt Schulte construction documents for attorneys doing water and sewer agreements.
11/14/2022	Sent to EDA Kurt Schulte's package.

11/09/2022	Kurt provides title insurance policy and will get back to us with a draft response to EDA on ownership.
11/08/2022	Sent to Keystone EDA requested changes to designs, contract documents and revised estimate of cost.
11/08/2022	EDA issued various comments on bidding construction manager, designs provided by Keystone Engineers, contract drawings, and estimate of probable cost.
11/07/2022	Sent to Kurt Schulte EDA comments regarding ownership.
11/07/2022	Sent to Keystone: Under Part 1 of the package, Section 1 does not identify any property as part of the project. Keystone should also note to see Exhibit 1A Map to support the property relative to the project components
11/07/2022	EDA Regional Counsel has reviewed the Site Certificate package that was submitted and have 2 issues with the package submitted.
11/01/2022	Forwarded to EDA the 11 firms that the RFP was sent out to.
11/01/2022	Advertised RFP for construction manager as well as e-mailed to 11 engineering firms which provide construction management services.
11/01/2022	Received from Keystone Engineers revised bidding documents and drawings as well as response to EDA questions. These were forwarded to EDA.
10/31/2022	Sent to EDA semi-annual financial report as well as quarterly status report. EDA accepted reports.
10/24/2022	Sent a revised "CERTIFICATE AS TO PROJECT SITE, RIGHTS-OF-WAY, AND EASEMENTS" with the correct sequence of dates, as well as required maps, to EDA.
10/24/2022	EDA indicates approval of RFP for construction manager.
10/20/2022	Sent revised RPF for construction manager to EDA.
10/18/2022	Responded to EDA regarding comments on RFP for construction manager.
10/07/2022	Larry Frigault mailed out support letters for the project to NYSEG.
9/28/2022	Spoke with EDA and told them that Keystone is incorporating their comments into the bidding documents.
9/27/2022	Meet with Keystone Associates & Engineers to review EDA comments on bidding documents.
9/12/2022	Received comments back on part 2 of bidding documents
9/9/2022	Received comments back on part 1 of bidding documents
9/7/2022	Received comments back from EDA regarding construction management RFP.
9/6/2022	Sent draft engineering plans to Larry Frigault to distribute to the town and village.
8/18/2022	Sent to EDA proposed RFP for construction management services.

8/5/2022	Followed up with Keystone Associates to see if they have submitted bidding documents to EDA.
8/4/2022	Joe Scott reviewed the water and sewer memorandum of agreement structure with Kurt and is looking to schedule a call with Village and Town later this week.
8/1/2022	Received required support letter from Tammy Harris, County Planning Director, for ARC application.
8/1/2022	Sent final ARC application to Southern Tier 8 for an additional \$500,000.
7/28/2022	Daniel E. Theobald of Barton & Loguidice asked Keystone Associates if there been any advancement on a submission of the bid document package to EDA?
7/27/2022	Larry Frigault is getting letters of support to extend natural gas from the Town Board, County Board Representative, Andela Products, and Fire Department.
7/26/2022	Southern Tier 8 contacted EDA and informed them the Appalachian Regional Commission (ARC) is interested in supporting this critical economic development project with a further investment of \$500,000. ARC requires a basic agency to oversee their investment. And Southern Tier 8 is requesting EDA be that basic agency.
7/26/2022	Sent quarterly progress report to EDA.
7/19/2022	Met with Senator Oberacker, Larry Frigault, and NYSEG re: Richfield Springs. NYSEG agreed to bring line extension to the NYS Public Service Commission.
6/30/2022	Contacted Ron Wheeler of Senator Oberacker Office about setting up a meeting with the Senator, the IDA, and NYSEG.
6/30/2022	Forwarded to Joe Scott that the easements should be included in the water and sewer agreements between the town, village and IDA.
6/30/2022	Kurt recommended that before construction is started, a survey should be done to establish the location of the proposed improvements to ensure they are properly within the boundary lines, setback requirements and not in any of the restricted areas as determined in the environmental studies.
6/28/2022	Received Kurt opinion letter noting that two easements and a DOT permit are still needed.
6/20/2022	Dorothy Richter of Southern Tier 8 reviewed my draft application for ARC funding for this project and forwarded me here recommended suggestions.
6/12/2022	Received the title report and bill from Harry W. Hawley, Inc. for \$1.9 million owner's policy on the Richfield property. Also attached is a bill from Oneonta Abstract for the preliminary research done on those properties.
6/8/2022	Kurt received the title report today for owner's insurance with coverage in the amount of \$1.9 million (Richfield cost of construction).
5/23/2022	Kurt Schulte is having title insurance prepared for the Richfield Springs property in order for him to sign a required EDA document that we have good title to the

	property. Once to title insurance is obtained and Kurt signs the required documents, the full bidding package can be forwarded to EDA for their approval.
5/23/2022	We are applying for a \$500,000 Appalachian Regional Commission grant to assist with lowering the IDA cash commitment for the project. Applications are due in July with awards by September.
5/6/22	Baron & Loguidice responded to my request to check with Keystone Engineers and see if their bidding documents included the gas main. They will get back to me.
4/26/22	EDA Federal Financial Report Completed and Filed with EDA.
4/18/22	Cyndy Andela responded to my request for NY:SEG numbers and indicated she is reaching out to her Energy providers (Harbor Point and NYSEG) to see if she can get some assistance in putting together the information in the format that NLYSEG wants.
4/15/22	EDA Quarterly Report Completed and Filed with EDA.
4/6/2022	EDA reminder that quarterly reports are due at end of May.
4/5/2022	Asked NYSE&G if they are working with NYS PSC.
3/10/2022	Barton & Loguidice ready to bid out project.
3/2/22	Mark Parker of Keystone Associates reached out to Barton & Loguidice to inform them that final designs are complete and are ready to be bid out.
3/1/22	Barton & Loguidice confirmed they talked with EDA and the construction contracts must be with the IDA.
3/1/22	Cyndy Andela provided us with current and projected electric and natural gas usage loads. These were then provided to NYSEG and Barton & Loguidice.
2/28/22	Joe Scott reached out to see if we wanted to have the Town enter into the construction contract. I told him I didn't think we could given that the grant was awarded to the IDA.
2/17/22	Barton & Loguidice reached out to see if we had received estimates from Andela Products yet.
2/16/22	Kurt Schulte reached out to the Village and Town attorneys to inform them that Joe Scott will be working with them on the water and sewer agreements.
2/15/22	Again, reached out to Cyndy Andela regarding gas and electrics usage.
2/2/22	Richfield Town Attorney reached out to Kurt Schulte with draft water and sewer agreements.
2/1/22	Requested from Cyndy Andela new estimates for loads for both electric and natural gas.
1/31/22	Submitted formal request to NYSE&G for lateral hookup.

1/31/22	Mary Putnam of NYSEG requested Art Klingler of NYSEG to work with the engineering department to create new estimates to provide to Otsego Now.
1/27/22	Daniel reached out to me to get our NYSEG contacts so they can follow up on the gas lateral installation.
1/27/22	EDA signed off on our quarterly report.
1/26/22	Daniel E. Theobald, of Barton & Loguidice, reached out to Keystone to arrange for construction and bidding documents and schedules.
1/26/22	Daniel completed 5 th quarterly report for my review, and after a few revisions it was forward to EDA.
1/26/22	Based on the revised projected time schedule, we notified NYS ESD about the proposed delay in finishing the project until 2023.
1/24/22	NYS ESD called to review timeline of project since they are still working with Andela Products and ESD wants to coordinate the timelines.
1/21/22	Met with K. Shulte about the water and sewer districts and how they would be funded.
1/14/22	Ruby Lake Glass is now moving out of the Utica facility since it was sold. All their equipment is in storage and they're trying to figure out plans for getting it set up again in another location for glass processing in the spring. They continue talks with Integrated Recycling Technologies (from MN). IRT went to FL first, since Andela didn't have a location and they had a site and waste glass there. They are still planning on putting a plant in upstate NY, and Andela continues working with them on that plan.
12/9/21	Town Board passes resolution directing town attorney to complete water and sewer agreements.
12/6/21	Forwarded contract information to Barton&Loguidice for attorneys being used, EDA contacts and Keystone Associates.
11/26/21	Request from Barton&Loguidice for additional documents
11/24/21	Signed contracts with Barton&Loguidice
11/22/21	Received cost for additional work requested of Barton&Loguidice
11/9/21	Received required forms by Keystone to submit to EDA
10/29/21	Submitted Quarterly Progress and Budget Report to EDA
10/15/21	Spoke with Allyson Nowak and submitted formal request for contract.
10/14/21	Reviewed RFPs with Project Committee
10/13/21	Asked Allyson Nowak of ESD where our ESD contact is – no response.

10/8/21	Mark Parker from Keystone called to apologize for the delays. He indicated that our project was a priority to finish up but they have been shut down due to a covid outbreak in their office. He indicated that it was now on the top of their list.
10/5/21	Asked Keystone for an update – no response.
10/5/21	Asked Allyson Nowak of ESD where our ESD contact is – no response.
10/1/21	Met with Kurt Schulte regarding water and sewer districts.
9/29/21	Spoke with EDA about our request for proposals which were sent to: <ol style="list-style-type: none"> 1. Ramboll Engineers 2. Thoma Development 3. McFarland Johnson Engineers 4. GEMS Grants 5. CT Male Associates 6. Barton and Loguidice 7. JG Grant Consulting LLC <p>Of these, we only received proposals back from CT Male and Barton and Loguidice.</p> <p>He asked for us to get back to him with a recommendation.</p>
9/28/21	Asked Keystone for an update – no response.
9/15/21	Answered various questions from one of the consultants.
8/27/21	Received two proposals to administer the grant.
8/23/21	Advertised for grant administrator.
8/16 -8/20/21	Conducted discussions with various grant administrators regarding the project.
8/13/21	Various emails from Town Supervisor, board members and County Representative regarding water and sewer. It was agreed to forward documents to each attorney and Kurt to finalize agreements.
8/12/21	Reached out to eight consulting firms to see if they had any experience in administering EDA grants.
8/9/21	Cindy Andela indicated she would get the purchase offer to her attorney this week.
8/5/21	Received approval from EDA for RFP
8/4/21	Submitted revised RRP to EDA
8/3/21	Met with Mark Parker of Keystone Associates to discuss EDA requirements for bidding, having them come up with a bidding schedule, ROW's needed, and construction documents status.
8/2/21	Received approval of our quarterly progress report from EDA.
7/29/21	Submitted 3 rd quarterly progress report to EDA.

7/22/21	Forwarded draft water and sewer agreements to Kurt Schulte.
7/16/21	Spoke with EDA about draft RFP and received comments from the on what else to include.
7/8/21	Attended Village and Town Meeting on water and sewer districts.
7/8/21	Submitted draft RFP to EDA
7/6/21	Notified EDA of county loan and discussions regarding Andela Products.
7/2/21	EDA requests next quarterly reports for July 31 st .
6/24/21	Had a discussion with NYSE&G to begin process with Public Service Commission.
6/14/21	<p>EDA wants: 1. SAC#23 Grant Administration Agreement (are you hiring a grant administrator?) 2.SAC#28 A/E Agreement for reimbursement from EDA. 3.SAC#29 Project Inspection</p> <p>For an amendments</p> <ul style="list-style-type: none"> • Reason for the delay (an explanation of the Recipient’s inability to complete or start work by the specified date in the grant award documents) • The amount of time needed to bring the project back into compliance (i.e. when you expect to start construction by, when you expect to be complete by if the end date is affected, etc.) • A statement demonstrating that the bona-fide need for the project still exists. The bona-fide need is what brought the project to EDA. If the need no longer exists then continuation of the project is no longer necessary. • A statement that no further delay is anticipated and that you will start and complete the project within the revised time schedule.
6/11/21	Sent final contract documents to EDA
6/3/21	CEO signed contract with Keystone Engineering in the amount (not to exceed) \$23,025 for construction and bidding documents.
6/3/21	June 17th will be the first meeting of the “Water-Sewer District Committee”. A meeting will be held every week until the Town and Village get the documents in a condition that they can all support and then start the process to create the district.
6/2/21	The Otsego County Board of Representatives approved a interest free \$600,000 loan to the IDA to be repaid by 12/15/22.
5/20/21	The Otsego County Administrative Committee recommended a loan to the County IDA in the amount of \$600,000 (interest free) for a one-year period.
5/11/21	Cindy Andela called to say the building she leases in Utica has just sold and the closing will be in four months. She needs to find a place asap to move Ruby Lakes Glass. She also indicated that she does not have the required cash match for the SBA 504 loan. She is willing to sign a purchase offer on the property with the

	condition that the park infrastructure is built and an appraisal is done to confirm the purchase price.
5/11/21	Attended the Otsego County IGA Committee meeting to discuss borrowing \$600,000 from the County's Cares Act Funding. Allen Ruffles indicated that they have received over \$20 million in requests and all of those requests should be reviewed by the County and priorities voted on. He also indicated that he didn't think building a new industrial park would qualify under the Cares Act. After much discussion, the IGA unanimously recommended approving a \$600,000 one year, interest free, loan to the IDA taking funding from the County's fund balance. It will go to the full board for approval on June 2 nd .
5/10/21	Allyson Nowak of ESD called to indicate they could not increase the grant amount.
5/6/21	Cindy Andela gave a summary update of where she is with her bank. Still looking at giving a SBA 504 loan.
5/5/21	Allen replied that the proposal looked good to him and needed to take it to the IGA Committee.
5/3/21	Sent Allen Ruffles a proposal and justification to borrow \$600,000 from County.
4/27/21	EDA responded that they have no reason to object to the consideration of a time extension in the future once a more definitive timeline is known but at this time, they would much prefer that we advance the project to avoid further delay. They recognize that we must fund the remaining design work and they would certainly work with you on an extension in the future once plans and specs are complete and ready for advertisement. They indicated it is too soon to submit a time extension request, but please do contact them when our timeline is more certain, and we can discuss the next steps. Any funds that we will not be able to utilize toward design due to the circumstances can be shifted around in the budget and either moved to construction or the other budget line items if additional funds are needed in those categories. They asked we please continue to advance the grant expeditiously to avoid further delay. Once we have our matching share issues resolved please keep them apprised of the outcome.
4/27/21	Met with the Mayor and the Village Board and three town board members in Richfield Springs to discuss water and sewer districts and status of project.
4/26/21	Senator Oberacker reached out to the Utica Office of ESD.
4/26/21	Sent to EDA quarterly report on Richfield Springs Business Park.
4/26/21	Cynthia Andela called to say she was meeting with her bankers the following day.
4/26/21	Keystone Associates sent a proposal to complete construction and bidding documents for the project. The fee is \$23,025.
4/22/21	Met with Senator Oberacker about trying to get NYS ESD to increase our grant by \$155,000.
4/19/21	Spoke with Allen Ruffles about the possibility of receiving a \$600,000 interest free loan from the County.

4/15/21	Spoke with Madison Wellman (Congressman Delgado's office) about getting a time extension with the EDA.
4/2/21	Spoke with Ms. Andela. She indicated her bank was interested in participating if they could get a SBA 504 loan.
3/26/21	Offer Andela Products two of the lots for \$ 363,100.
3/19/21	Cynthia replied that Otsego Now should reach out to Congressman Delgado for more funding and that Senator Schumer indicated there was funding under the recovery act.
3/17/21	Made an offer to Cynthia to split the cost of the water and sewer improvements costing each of us \$600,000.
3/8/21	Had discussions with Town Councilman Frigault.
3/5/21	Had telephone conversation with Nick Palevsky, Town Supervisor, and Jim Hughes from Handcock and Estabrook (town attorney).
3/5/21	Had further discussions with Cynthia Andela.
2/19/21	Cynthia Andela updated that she is having her accounts get materials to banks.
2/18/21	Sent final drafts of water and sewer agreements to Larry Frigault to send to Village and Town Board members.
2/15/21	Attend Town of Richfield Board Meeting to discuss process for water and sewer districts.
1/29/21	Submitted Quarterly Progress Report No. 1 to EDA outlining lack of match for grant at this time.
1/28/21	Larry Frigault summarized his discussions with the Mayor about rates and suggest that Ken call the Mayor to discuss as well.
1/28/21	Cynthia called to let us know that she spoke with her accountant who is putting financials together to go to Key Bank as well as the Adirondacks Bank. She has also started the process of getting construction estimates for a 50,000 square foot building.
1/25/21	Meaghan and I met with Cynthia in our office to discuss the immediate need for her to secure financing for the building and matching funds for the EDA grant.
1/23/21	Ken is to get back to us on bid documents and provide a list of easements needed.
1/21/21	Cynthia got back that the estimates for her water consumption were very much over estimated and she could live with the outside user rates as proposed by the Village. I informed Ken that Cynthia was ok with the rates and to finish his report.
1/21/21	Reached out to Larry Frigault, Town Councilman, who will speak to the Village about their rates. He indicated that the Village set the higher rates for large water users in a effort to promote conservation.

1/21/21	Contacted Keystone about cost to prepare bidding documents and whether any easements are needed.
1/15/21	Forwarded copies of Ken report on proposed water and sewer rates to Cynthia Andela to see if she could afford these costs.
1/14/21	Conference call with Ken Ellsworth from Keystone Associates discussing the major increase in cost for the sale of water to outside village users. Ken forward us the sections of his report detailing the charges.
1/13/21	Discussed with Joe Scott the calculations for bond repayments
1/7/21	Received Incentive Proposal from NYS ESD for the \$325,000 grant.
1/4/21	`Barton&Loguidice reaches out to EDA regarding bidding requirements.
1/4/21	Forwarded to K. Schulte Certificate as to Project Site, ROW, and Easements.
12/29/20	Again, asked Andela if there was any movement...not much
12/29/20	Received revised table from Joe of payments for bond issuance
12/11/20	Received from Joe a table of payments for bond issuance
11/26/20	<p>Raised the following question with Cindy Andela:</p> <ul style="list-style-type: none"> • Have you hired anyone to design the building yet? Do you have revised cost estimates? No – we haven't started any design work yet – so I haven't gotten any revised estimates, but I will be starting on this soon. • Have you updated your financials and had any meetings with banks about financing you building expansion? We're having a good year with both businesses, so I'm working with my accountants to get all the year-end planning done and years end financial and taxes in 2021 done as fast as possible too, so I have this for the banks. But I will set up some meetings now too to start getting feedback from the banks on what they need and want from us. • Any movement with your Dutch firm about becoming involved with financing? Yes – our Dutch partners are interested in backing the building for RLG. We should be finishing up our JV agreement by the end of Nov. and then the 2021 plans will be next. I think they will be planning to provide the financial backing as needed, depending on what the banks want.
11/23/20	Again, ask Joe Scott about bond issuance.
11/16/20	Received from Keystone Associates engineering reports for water and sewer for Richfield Springs as well as the draft intermunicipal agreements.
11/16/20	Sent Joe Scott proposed park layout and both engineers and NYSEG cost estimates for construction
11/13/20	Requested calculations from Joe Scott on bond issuance costs.
11/9/20	EDA Approves Grant Administration Plan as submitted.

11/8/20	Several correspondences with Town of Richfield Supervisor, Nick Palevsky, regarding the creation of a water and sewer district and memorandum of agreement between the town and village.
11/5/20	Conference call with EDA, our office and Keystone Associates. EDA sends: agenda, memo, sign-in sheet (to be returned at conclusion of call), Specific Award Conditions, CD-450 for reference and part 1 of the electronic EDA Construction Disc Files. Part 2 will be sent in a separate e-mail due to size. Both part 1 and part 2 should be unzipped and the contents transferred to a common folder (recommended name "EDA Construction Disc 2019") for your use on the grant.
10/26/20	<p>The following questions were posed to C. Andela:</p> <ul style="list-style-type: none"> • Have you hired anyone to design the building yet? Do you have revised cost estimates? No – we haven't started any design work yet – so I haven't gotten any revised estimates, but I will be starting on this soon.. • Have you updated your financials and had any meetings with banks about financing you building expansion? We're having a good year with both businesses, so I'm working with my accountants to get all the year-end planning done and years end financial and taxes in 2021 done as fast as possible too, so I have this for the banks. But I will set up some meetings now too to start getting feedback from the banks on what they need and want from us. <p>Any movement with your Dutch firm about becoming involved with financing? Yes – our Dutch partners are interested in backing the building for RLG. We should be finishing up our JV agreement by the end of Nov. and then the 2021 plans will be next. I think they will be planning to provide the financial backing as needed, depending on what the banks want</p>
10/23/20	Send draft Grant Administration Plan to EDA.
10/14/20	Meeting with C. Andela, Keystone Associate and village and town officials in Richfield Springs.
9/3/20	Sent examples of municipal service agreements for water and sewer extensions to Keystone Associates.
8/28/20	EDA announces a \$1.2 million grant award to the IDA.
8/27/20	Andela Products mails check to IDA for \$2,000.
8/5/20	EDA acknowledges receipt of information.
8/5/20	Oneonta Town Supervisor forwards intermunicipal agreements with the City regarding water and sewer districts.
8/4/20	Public Comment Period ends – no comments received.
7/30/20	Meeting with Andela Products and Keystone Associates to begin work on water and sewer district creation.
7/23/20	IDA Board approved revised resolution clarifying bond issuance amount.

7/16/20	Reached out to the town supervisor regarding getting examples of water and sewer districts.
7/13/20	Regional Director from EDA submitted questions from their attorneys to us.
7/13/20	Proof of Publication submitted to EDA for public comment period published on July 1, 2 and 3.
7/2/20	Planning Director Karen Sullivan is recommending extending our contract with Keystone Associates until April 2021 (CDBG Funds).
6/29/20	We forwarded the SEQR review record done by the Town of Richfield to EDA.
6/25/20	Detailed numbers of the breakdown of fees (bond counsel, grant administration, etc.) we supplied to EDA
6/25/20	EDA requested State Environmental Review (SEQR) Records for the project. We reached out to Keystone Associates.
6/24/20	EDA engineer Brett Steinberg requested a conference call regarding our budget numbers.
6/23/20	EDA requested we publish a notice about our intent to receive funding from EDA for public comment period.
6/23/20	EDA also requested a breakdown of our bond counsel fees, grant administration fees, and construction management fees which was responded to.
6/11/20	The U.S. Economic Development Administration (EDA) informed the Otsego County IDA that our application for investment assistance to support the Richfield Springs Eco-Industrial Business Park has been selected through EDA's competitive application review process for further consideration for funding.
5/29/20	Spoke with Cynthia Andela. She has had several zoom meetings with Dutch company about a joint venture.
5/26/20	Ryan LeoGrande of ESD requested an update on the progress of their grant. Informed him we had not yet received from the State an incentive offer which should have been mailed to us in January. Also advised him of our EDA grant submission.
4/30/20	At EDA's request, forwarded two FEMA maps showing project area.
4/30/20	NYS Historic Preservation office provides updated review letter.
4/28/20	EDA requests updated NYS Historic Preservation letter. Staff contacted the Historic Preservation Office.
4/26/20	Received back completed beneficiary forms and forwarded them to EDA
4/21/20	Full EDA application submitted. EDA confirms receipt of application.
4/21/20	EDA requests most recent audit for IDA which was forwarded to them.

4/21/20	EDA requests that Andela and Ruby Lake complete beneficiary forms which were filled out and forwarded to the companies.
4/17/20	Received feedback from Ed Hummel and changes made.
4/16/20	Received opinion letter from Hodgson Russ regarding IDA's bonding authority for project.
4/16/20	MRB forwards completed application to Edward Hummel, regional director of EDA.
4/3/20	Reviewed and signed appendix A of the application and forwarded it to the MRB Group.
3/27/20	Sent minutes of IDA meeting to MRB Group regarding bonding for the project.
3/11/20	Received environmental narrative from Keystone Associates and forwarded it to the MRB Group.
3/10/20	Again, requested Keystone Engineering help on environmental review questions on EDA application.
3/10/20	Again, requested again Bond Counsel Letter from Joe Scott
3/10/20	Requested a meeting with Keystone Engineering and Town and village officials regarding forming water and sewer districts.
2/18/20	Requested Keystone Engineering help on environmental review questions on EDA application.
2/18/20	Requested again Bond Counsel Letter from Joe Scott
2/10/20	Received commitments letters from Andela Products and Ruby Lake Glass.
2/4/20	MRB Group reminded Andela Products it needs commitment letters.
1/27/20	Comments received back from MVEDD
1/23/20	Draft application forwarded to Mohawk Valley Economic Development District for review.
1/15/20	Draft EDA application forwarded to Otsego Now
12/26/19	Confirmed meeting for 1/8/20 with Andela Products and the MRB Group to be held in Richfield Springs.
12/19/19	The MRB Group sent the following: <ul style="list-style-type: none"> • A word document that bond counsel can turn into an opinion/letter to be attached to the grant. • The draft resolution for your January board meeting • Company letter template • The revised content (narrative) for the EDA-900-GA form
7/721	Various correspondence between EDA and our office.

CEO's Report December 11, 2023

Date	Place	Meeting
November 9	Oneonta	Audit and Finance Committee Meeting
November 9	Oneonta	Projects Committee Meeting
November 13	Oneonta	Broadband Collaboration Meeting
November 14	Oneonta	Meeting with NBT re: Insurance
November 15	Oneonta	Broadband Collaboration Meeting
November 20	Oneonta	Broadband Collaboration Meeting
November 21	Oneonta	Meeting with Martha Frey re: Schenevus
November 22	Oneonta	Meeting with City Administrator Greg Matice
November 27	Oneonta	Zoom Meeting with NYS ESD re: Airport
November 30	Oneonta	Meeting with Paul Landers and Caprice Eckert of Pathfinder Village
December 4	Oneonta	Broadband Collaboration Meeting
December 5	Oneonta	Meeting with Ioxus, Custom Electronics, and Hartwick
December 7	Oneonta	Meeting with Chairperson Robinson
December 11	Oneonta	Meeting with Ed May
December 13	Oneonta	Meeting with Jamie A. Reynolds SVP Regional Executive/Government Banking
December 13	Oneonta	Meeting with Rich Harlem and Tom McGrath

Correspondence Received: none.

Financial Updates

- See attached financial report and statements.

Oneonta Railyards Industrial Park

- See Charter.

Richfield Springs Industrial Park

- See Charter

Center for Innovation

- See Charter.

Apple Converting

- Indicated they are using the entire space in 139 Commerce Drive.

Solar Projects

- We finally negotiated a Pilot agreement with the County and Norbut Solar for 2 solar arrays in Edmeston.

Skyline Hospitality

- Spoke with James Conroy, President of Pursuit CDC, and he indicated that they recommended approval of a SBA 504 loan and forwarded it to the SBA late last week. He expects approval by next week.

County 2024 Budget

- The County of Otsego increased Otsego Now annual appropriation from \$75,000 to \$200,000 for 2024.

Ioxus

- The laser equipment is built and is in software-testing phase. They have had a few recent hires, including a Shipping/Receiving Materials Handler that falls within the project scope. Once the welder is finished and they are in the installation phase they anticipate they will activate more entry level hires. They have also engaged the services of a recruiter to help with engineering team hires as they are particularly challenging to recruit.

ASATI

- The expansion of their building is basically 99% done and they are just doing punch list items now.

Family Farmstead Dairy LLC

- Located in Worcester, the Family Farmstead Dairy currently milk 45 cows on their 158 acre farm. It is a certified organic farm, and all cows are 100% grass-fed and have been tested to carry the A2/A2-Casein protein gene.
- They are looking to acquire additional property and expand their production facilities. They are looking for additional financial support, a Pilot Agreement, Sales Tax Exemption and Mortgage Recording Tax abatement.

Pathfinder Village

- Pathfinder Village is renovating a historic barn on their 300-acre property to house an employment training and retail center with an agricultural theme. The site will accommodate their employment training program with classroom spaces and relocate their current produce market. The estimated cost is between \$4 – 5.5 million. We have had discussions regarding doing a tax-exempt bond issuance for them using our Capital Resource Corporation.

Lendal North America

Lendal North America (lendalna.com) brings 50 years of history and reputation to the kayak paddle marketplace. Started by Olympians in Scotland, Lendal is now owned and led by Cathy Fleischer and Michael Duffy. Between them they are using their 60 years of experience in materials science and manufacturing to create some of the best kayak paddles in the world using ultra lightweight carbon composite materials. They machine the molds for the kayak paddle blades and shafts, laminate the composite parts, and assemble the paddles in Rochester, NY. The company is small and growing quickly, adding employees and new technologies including artwork laminated to the carbon paddles. Lendal currently ships paddles to dealers in the US and around the world, including Canada, UK, Switzerland, Japan, Chili, and New Zealand. We have suggested they consider moving to either Northern Eagles facility or Drogen Supplies facility.

Certificates of Deposits

- We currently have a \$361,841.02 CD with Community Bank and another \$237,875.97 in a money market with NBT. We are looking to convert the money market into a CD with NBT Bank for 6 months at a rate of 5.25%. We anticipate getting another \$205,000 from the closing on Skyline Hospitalities as well as \$200,000 in county appropriations. Of those funds, we are looking at a third CD in the amount of \$250,000 with Community Bank for 15 months at an interest rate of 5.15%. M. Marino, J. Zakrevsky, and J. Lord will be finalizing decisions later this week.

Albert S Nader Regional Airport

- We have received three separate zooms and telephone calls from NYS Empire State Development regarding additional information they requested for our grant application to ESD for funding. It appears that they will make an announcement in January 2024 regarding the grant award.

Creating

PATHWAYS

to Success

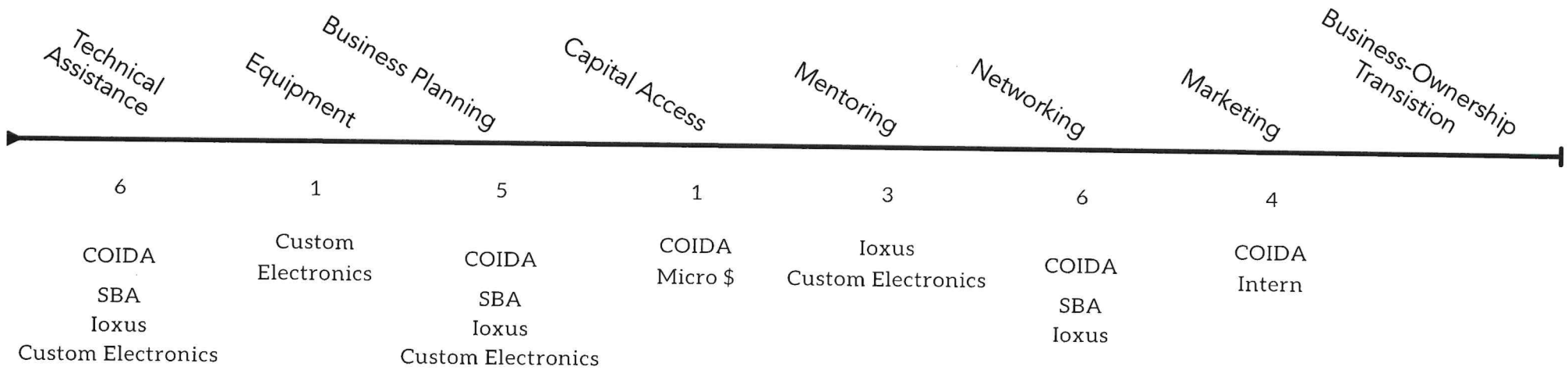
Otsego Innovation Acceleration Center

HELPING ADVANCED TECHNOLOGY BUSINESS ACCELERATE GROWTH

Encourage and support entrepreneurship and local business development. Connect entrepreneurs to their market.

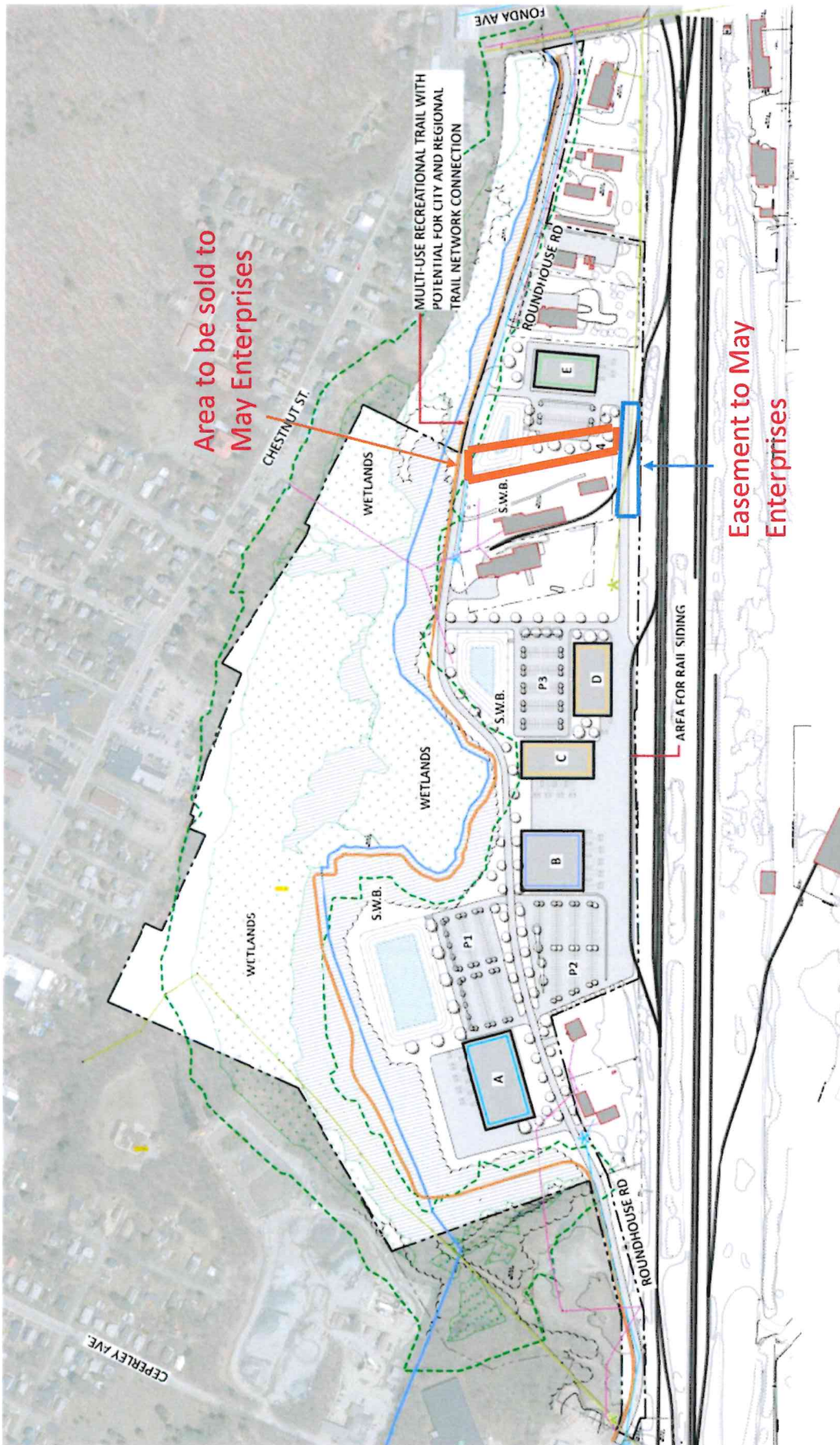
Collaboration: Individual and Group High-Tech Electronics / Power and Energy / Ultra-Capacitor Companies foster culture of innovation through creation, sharing, testing

Real Manufacturing Companies Lending their Expertise, Experience or Knowledge



9 Entities

in various forms of formal organization (LLC, DBA)
ARC Grant through March 31, 2024



Area to be sold to
May Enterprises

Easement to May
Enterprises

ONEONTA RAIL YARD
SCHEMATIC DEVELOPMENT DESIGN
 Date: 06/25/20

SITE FEATURES

- BOUNDARY LINE
- NYS DEC WETLANDS
- 100' DEC WETLAND BUFFER
- WATER LINE
- SANITARY LINES
- ELECTRICAL POWER LINES
- MULTI-USE TRAIL
- EXISTING BUILDING
- STRUCTURE PARKING / ROAD WAY

BUILDING SIZE

- A - 50,000 SQ. FT.
- B - 42,000 SQ. FT.
- C - 30,000 SQ. FT.
- E - 25,000 SQ. FT.
- 177,000 SQ. FT. TOTAL**

SCALE: 1" = 120' 240'

North Arrow

