

**Projects Committee Meeting
May 8th, 2025
8:00 A.M.**

- **Tom Armao, Chair • Blake Elliott, Vice Chair • Patricia Kennedy •**
- **Andrew Marietta • Jeff Lord • Craig Gelbsman • David Rowley •**
 - **Cheryl Robinson • Tim Johnson**

Jody Zakrevsky, CEO • Meaghan Remillard, Director of Finance and Administration
Jordan Allen, Administrative Assistant • Joseph Scott, Bond Counsel
Kurt Schulte, Agency Counsel

- Chair's Comments
- Review Project Trackers
- New and Unfinished Business

Project Overview

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| Project Title | Oneonta Railyards Development |
| Project Description | Redevelopment of Oneonta Railyards |
| Key Objectives for 2025 | <ul style="list-style-type: none">• Clear At Least 5 acres of brush and trees.• Continue to work with Southern Tier 8 to develop grant application to EDA for construction.• Sell 50-foot strip of property to May Enterprises for new roadway.• Continue discussions with Routine Properties re: housing development.• Work with Norfolk Southern to market sites. |
| 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 |

Updated Information:

- Still working with Greg Mattice, City Administrator Greg Mattice, who is assisting with RFP for site clearance. He is suggesting not burying any of the concrete at the site but rather have it taken off site to a landfill.
- The City utilized TIPS for the 27 Market St demolition, contracting with Essential Constructs LLC who then essentially sub-contracted with Gorick Construction out of Binghamton to do the work. Greg attached contact info for Rob Worholc from Essential Constructs and suggested to reach out to him to explain our project and see if OtsegoNow could use TIPS.
- If the concrete material is pulverized and separated from any rebar, it may be suitable for use as fill elsewhere on the railyards site. If we had to get rid of it, the City may have a use for it at its stockpile location on Silas Lane.

IDA Objective ROI

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|------------------------------|----------------------------|
| 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 |

Partnerships

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|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Partnerships | Lucas Saltsman, C2C Construction Solutions (Utica) Bill Gaetano, Gaetano Construction (Utica) Aaron Marcus, Routine Properties (NYC) Jen Gregory, Southern Tier 8 Richard Bremmer, County Highway Superintendent Greg Matice, Oneonta City Administrator Ed May, May Enterprises |
| Post 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 |

Grant Management

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|-----------------|----------------------------------------------------------------|
| 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 2024 |

| Project Expenses | Target Amount | YTD Actual | Grant Funding Amount | YTD Actual |
|-----------------------------|------------------------------------------|------------------|--------------------------------|------------|
| Acquisition | \$250,000 | \$250,000 | \$ | \$250,000 |
| Work w/ ST8 | \$1,500,000 | | \$ | |
| Site Master Plan | \$50,000 - planned \$32,800 – awarded | \$32,800 | \$ | \$32,800 |
| Resurface Roundhouse Road | \$200,000 | \$207,000 | \$ | \$207,000 |
| Infrastructure Improvements | \$4,600,000 | | \$ 500,000* \$2.3 million** | |
| Clear 5 acres of property | \$30,000 | | | |
| 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 |
|-------------------------------------------------|--------------|------------|----------------------------------|--------------|------------|
| | | | | | |
| Community Geo-Thermal Study | 4/1/22 | 5/1/23 | Completed | 1/10/22 | 2/28/2024 |
| Clean Up Site 5 | 3/15/22 | 9/15/22 | Completed | 7/30/2022 | 10/20/2022 |
| Repave Roundhouse Road | 5/15/2024 | 5/30/2024 | Completed | 7/23/2024 | 8/17/2024 |
| Selection of design consultant for paving road. | 4/15/24 | 5/15/24 | Putting together RFP. | | |
| Clearance of Another 5 Acres | 6/1/24 | 8/30/24 | Working on Request for Proposals | | |
| Selection of design consultant for clearance. | 4/15/24 | 5/15/24 | On Hold | | |

Project Overview

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| 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>2025 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 | Spring 2025. |
| Estimated Total Investment | \$2,400,000 |
| Owner | Jody Zakrevsky |
| Stakeholders | Andela Products/Ruby Lakes Glass, NYS ESD |
| Status | Under Construction. |
| Project Flags/Concerns/Updates | <ul style="list-style-type: none"> - Anjo Construction has resumed utility excavation and manholes as their priority. - Water testing is still pending as Anjo must draw off water and be present during testing. - We've received subdivisions from Joanne Darcy Crum surveyors along with metes and bounds descriptions. - Town Planning Board meets on 5/12/2025. - We have received \$600,000 from the county and another \$732,906.54 from EDA. - Quarterly Progress Report and Financial Report submitted to EDA. - Have reached out to NYSEG regarding gas line installation and they will get back to us asap. |

DA Objective ROI

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|-------------------------|-----------------------------------------------------------------|
| 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 |

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|-------------------------------------|---------------------------------------------------------------------|
| Business Relationship Impact | Low Enhancing relationship with Ruby Lakes Glass/Andela Products |
| Community Engagement Impact | Low Village and town communication through project process. |

Partnerships

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| Project Partnerships | Andy Ye, 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

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|------------------------|--------------------------------------------------------------|
| 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 28, 2025 |

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|------------------------|--------------------------------------------------------------|
| 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, 2025 |

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|---------------------|-------------------|
| Grant ID | Project ID: 67423 |
| Grant Amount | \$500,000 |

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|------------------------|--------------------------------------------|
| Source Agency | Appalachian Regional Commission |
| Details | To be added to EDA funding |
| Requirements | EDA must approve payments on behalf of ARC |
| Expiration Date | August 28, 2025 |

Budget and Funding

| Project Expenses | Target Amount | YTD Actual 11/25/2024 | 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 | \$27,055.33 \$10,361.00 | \$375,000 – IDA | |
| Construction | \$1,910,000 | \$860,192.08 | | |
| Contingencies | \$313,000 | | | |
| Contingencies | \$500,000 | | | |
| Totals | \$2,400,000 | \$897,608.41 | \$2,400,000 | |

*Approved

*Approved

***Approved 4/10/23

Project Milestones

| Project Milestones | Target Start | Target End | Status | Actual Start | Actual End |
|--------------------------------------------------------|--------------|------------|------------------------------------------|--------------|------------|
| Water and Sewer Memorandum of Agreement | 3/11/24 | 3/24/24 | With Attorneys | 10/14/20 | 11/20/2024 |
| Extension of Natural Gas | 10/14/20 | 9/3/22 | NYS Approved Gas Line Extension | 6/5/2024 | 3/20/2025 |
| County Loan | 6/2/21 | 12/15/22 | Determination of Need | | |
| DEC Permit Approved | 9/1/22 | 9/30/22 | DEC permit issued. | 4/29/2024 | 4/28/2029 |
| DOT Permit | 2/8/2024 | 6/1/2024 | DOT permit issued. | 7/3/2024 | 10/31/2024 |
| NYS Department of Health | 8/1/2024 | 9/15/2024 | Permitted Needed | 8/15/2024 | 10/25/2024 |
| Construction Contract Award | 6/15/2024 | 9/30/2024 | Awarded | 5/21/2024 | 5/21/2024 |
| Pre-Construction Conference | 5/1/23 | | Completed | 5/28/2024 | 5/28/2024 |
| Contract Extension Request | 5/23/2024 | 6/17/2024 | Approved Extension until August 28, 2025 | 5/23/2024 | 11/26/2024 |
| Construction | 4/1/24 | 5/15/2025 | Underway | 7/29/2024 | |
| Drawdown Request No. 1 from EDA Totaling \$732,906.54. | | | Approved | 11/21/2024 | 4/17/2025 |