

Projects Committee Meeting
June 12th, 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

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:

- **Requests for Proposals to clear approximately 8 acres was advertised in the Daily Star and was sent to 8 contractors. Proposals are due back Jul 23rd.**

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

Partnerships

Project Partnerships	<p>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</p>
Post Project Partnerships	<p>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</p>

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 2024

Project Expenses	Target Amount	YTD Actual	Grant Funding Amount	YTD Actual Amount
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
Clearance of Another 8 Acres	7/25/2025	9/30/25	RFP out to 8 contractors		

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>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	Summer 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"> - See attached meeting minutes. - Project is on schedule. - Town of Richfield approved subdivision map June 9, 2025. - NYS DOT extended work permit.

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	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

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

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

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	August 28, 2025

Budget and Funding

Project Expenses	Target Amount	YTD Actual 6/10/2025	Grant Funding Amount	YTD Actual
Administrative and Legal Expenses	\$59,000	\$53,140	\$325,000 - ESD* \$1,200,000 – EDA**	\$732,907
Architectural and Engineering Fees	\$18,000		\$500,000 – ARC***	
Construction Supervision and Grants Management	\$100,000	\$58,450	\$375,000 – IDA	
Construction	\$1,910,000	\$1,131,861		
Contingencies	\$313,000			
Totals	\$2,400,000	\$1,296,591	\$2,400,000	\$732,907

*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	Completed and signed	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	County of Otsego Approved Loan on March 2025	3/5/2025	12/31/2026
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	7/29/2024	7/31/2025	Underway	7/29/2024	
Drawdown Request No. 1 from EDA Totaling \$732,906.54.			Approved	11/21/2024	4/17/2025
Drawdown Request No. 2 from EDA Totaling \$234,997			Pending	5/28/2025	

PROJECTS FROM JANUARY 2018 - PRESENT

PROJECTS FROM JANUARY 2018 - PRESENT										2021 Q1			
PROJECTS FROM JANUARY 2018 - PRESENT										15			
PROJECTS FROM JANUARY 2018 - PRESENT										Rollout Strategy I = Initiate/Plan D = Develop E = Execute M = Manage C = Communicate/Close out			
Project ID	Project Description	Owner	Board Lead	Private Partner (Y/N)	Estimated Investment	Available Funds	State Funds (Y / N)	Project Status	Project Category	15	Target Completion Date	Revised Completion Date	NEXT STEP
SITE-E	Soccer Fields/OYSA		BH	N	NA	\$ -	N	ACTIVE	SITE	E	2017 Q1		None
Inactive	Broadband			Y	unknown		Y	ON HOLD	INITIATIVE	D	unknown		Working with ST 8
SITE-E	Oneonta Rail Yards	JZ	SH	?	\$ 1,100,000.00		Y	ACTIVE	SITE	E	2024	2026	SEQR and Comp Plan Completed. Clean-Up of Site E 2021 Q2 and Feasibility Study of Community GeoThermal 2023 Road Resurfaced
C-4	Corning Plant Expa 3	JZ		Y			Y	Planning	PLAN				\
RS-1	Andela Products Exp.	JZ	TA	Y	\$ 4,930,000.00	\$ 950,000.00	Y	ACTIVE	BUSINESS	D	2021 Q4	2025 Q3	Subdivision Approved 6/9/2025
RS-2	Richfield Ind. Park	JZ		y	\$ 2,400,000.00	\$ 1,525,000.00	Y	ACTIVE	BUSINESS	E	2021 Q4	2025 Q2	In Construction.
DM-1	Digital Marketing	MM		Y	\$ 62,500.00	\$ 10,000.00	Y	ACTIVE	Marketing	E	Ongoing		
ARC-1	Innovtion Center	JZ		y	\$ 3,500,000.00		y	ACTIVE	STUDY	E	ongoing		ARC Approved Extension.
CDBG-4	Ioxus Expansion	JZ		Y	\$ 2,020,000.00	\$ 2,020,000.00	Y	ACTIVE	BUSINESS	M		2024 Q4	Project Completed.
H-3	Hampton Hotel	JZ		Y	\$ 20,000,000.00	\$ 20,000,000.00	N	ACTIVE	BUSINESS			2025 Q1	Project Completed.
ESD-2	ASATI Expansion II	JZ		Y	\$ 1,200,000.00				BUSINESS	D			In Planning Stage
CDBG-5	Micro-Enterprise Grants	MM		Y	\$ 330,000.00	\$ 330,000.00	Y	ACTIVE	BUSINESS	E			
CDBG-6	216 Main Street, Oneonta	MM		Y	\$ 450,000.00			ACTIVE	BUSINESS	E			
obp	SALE OF PROPERTY	JZ		Y	\$ 850,000.00		N	ACTIVE	SITE	M	2024 Q4	2025 Q3	summer 2025
H-3	Asteri Housing	JZ		y	\$ 23,800,000.00	\$ 23,800,000.00	n	ACTIVE	Housing	M	2025 Q2	2025 Q3	Approved Pilot Agreement
ESD-3	Pusterla 1880	JZ		Y	\$ 1,200,000.00	\$ 1,200,000.00	N	ACTIVE	BUSINESS	E	2025Q3		ESD Application To Be Prepared
ESD-4	AI Data Center	JZ		Y	\$ 10,000,000.00		N	ACTIVE	BUSINESS	E	2025Q3		ESD Application To Be Prepared
CDBG-7	Brooks Bottling	JZ		Y	\$ 19,000,000.00		N	ACTIVE	BUSINESS	E			In Planning Stage

PROJECT SCOPE/DESCRIPTION:

EDA FUNDING:	\$1,700,000	70.8%	\$1,700,000	70.8%	\$1,700,000	70.8%
OWNER FUNDING:	\$700,000	29.2%	\$700,000	29.2%	\$700,000	29.2%
TOTAL FUNDING:	\$2,400,000	100.0%	\$2,400,000	100.0%	\$2,400,000	100.0%

	ADMIN FEES	LAND & RIGHTS-OF-WAY	BASIC A/E FEES	OTHER A/E FEES	PROJECT INSPECTION	LAND DEVEL. SITE WORK	RELOCATION EXPENSES/PAYMENTS	DEMO & REMOVAL	CONSTRXN	EQUIPMENT	CONTINGXY	TOTAL BUDGET
(At Grant Award) APPROVED EDA BUDGET=====	\$21,000	\$0	\$0	\$0	\$157,373	\$0	\$0	\$0	\$1,900,000	\$0	\$0	\$2,078,373
(After Bid Award) REVISED EDA BUDGET =====>	\$23,000	\$0	\$0	\$0	\$157,373	\$0	\$0	\$0	\$2,219,627	\$0	\$0	\$2,400,000
(At Closeout) REVISED EDA BUDGET =====>	\$23,000	\$0	\$0	\$0	\$157,373	\$0	\$0	\$0	\$2,219,627	\$0	\$0	\$2,400,000
<===== LIST INVOICES / VENDORS =====>	DATE											
Inv. 48240 Hunt Engineering	08/08/24			\$12,942.95								\$12,942.95
Inv. 46547 Hunt Engineering	09/05/23			\$4,670.00								\$4,670.00
Inv. 46731 Hunt Engineering	10/18/23			\$6,294.92								\$6,294.92
Inv. 47425 Hunt Engineering	02/20/24			\$3,147.46								\$3,147.46
Inv. 01 Anjo Construction	08/01/24							\$49,400.00				\$49,400.00
Inv. 02 Anjo Construction	08/31/24							\$39,536.74				\$39,536.74
Inv. 03 Anjo Construction	09/30/24							\$338,020.59				\$338,020.59
Inv. 04 Anjo Construction	10/31/24							\$390,225.13				\$390,225.13
Inv. 05 Anjo Construction	11/30/24							\$180,092.80				\$180,092.80
Inv. 122509 Barton and Loguidice, DPC	01/20/22	\$704.50										\$704.50
Inv. 123484 Barton and Loguidice, DPC	03/04/22	\$1,336.50										\$1,336.50
Inv. 124434 Barton and Loguidice, DPC	04/21/22	\$409.50										\$409.50
Inv. 125681 Barton and Loguidice, DPC	06/16/22	\$643.50										\$643.50
Inv. 127205 Barton and Loguidice, DPC	08/19/22	\$346.50										\$346.50
Inv. 127802 Barton and Loguidice, DPC	09/21/22	\$346.50										\$346.50
Inv. 129285 Barton and Loguidice, DPC	11/21/22	\$222.75										\$222.75
Inv. 129939 Barton and Loguidice, DPC	12/16/22	\$445.50										\$445.50
Inv. 131564 Barton and Loguidice, DPC	03/17/23	\$1,380.25										\$1,380.25
Inv. 133126 Barton and Loguidice, DPC	05/15/23	\$621.00										\$621.00
Inv. 133615 Barton and Loguidice, DPC	06/06/23	\$691.50										\$691.50
Inv. 137800 Barton and Loguidice, DPC	11/13/23	\$570.00										\$570.00
Inv. 138715 Barton and Loguidice, DPC	12/19/23	\$513.00										\$513.00
Inv. 140167 Barton and Loguidice, DPC	02/13/24	\$360.00										\$360.00
Inv. 142373 Barton and Loguidice, DPC	05/16/24	\$810.00										\$810.00
Inv. 144896 Barton and Loguidice, DPC	08/13/24	\$120.00										\$120.00
Inv. 147429 Barton and Loguidice, DPC	11/14/24	\$840.00										\$840.00
CALCULATIONS FOR EDA PAYMENT #1	CURRENT PERIOD	\$10,361.00	\$0.00	\$0.00	\$27,055.33	\$0.00	\$0.00	\$0.00	\$997,275.26	\$0.00	\$0.00	\$1,034,691.59
	CUMULATIVE TOTALS	\$10,361.00	\$0.00	\$0.00	\$27,055.33	\$0.00	\$0.00	\$0.00	\$997,275.26	\$0.00	\$0.00	\$1,034,691.59
					CURRENT CUMULATIVE				EDA SHARE @	70.8%	>>>>>>	\$732,906.54
									EDA SHARE @	70.8%	>>>>>>	\$732,906.54
Inv. 148881 Barton and Loguidice, DPC	01/15/25	\$2,730.00										\$2,730.00
Inv. 48952 Hunt Engineering	12/18/24			\$4,647.46								\$4,647.46
Inv. 49035 Hunt Engineering	01/09/25			\$9,802.38								\$9,802.38
Inv. 49189 Hunt Engineering	02/07/25			\$2,088.73								\$2,088.73
Inv. 49357 Hunt Engineering	03/07/25			\$11,133.73								\$11,133.73
Inv. 49603 Hunt Engineering	04/23/25			\$3,267.46								\$3,267.46
Inv. 06 Anjo Construction	12/30/24							\$14,861.20				\$14,861.20
Inv. 1219863 HodgsonRuss LLP	10/31/23	\$35,415.82										\$35,415.82
Inv. 1266490 HodgsonRuss LLP	10/29/24	\$4,633.53										\$4,633.53
Inv. 256236 Atlantic Testing Laboratories	12/31/24			\$455.00								\$455.00
NYSEG	08/14/25							\$241,327.27				\$241,327.27
CALCULATIONS FOR EDA PAYMENT #2	CURRENT PERIOD	\$42,779.35	\$0.00	\$0.00	\$31,394.76	\$0.00	\$0.00	\$0.00	\$256,188.47	\$0.00	\$0.00	\$330,362.58
	CUMULATIVE TOTALS	\$53,140.35	\$0.00	\$0.00	\$58,450.09	\$0.00	\$0.00	\$0.00	\$1,253,463.73	\$0.00	\$0.00	\$1,365,054.17
					CURRENT CUMULATIVE				EDA SHARE @	70.8%	>>>>>>	\$234,006.83
									EDA SHARE @	70.8%	>>>>>>	\$966,913.37

MEETING MINUTES

Date: June 4, 2025

Attendees: Jody Zakrevsky Otsego Co. IDA via "Teams"
Mark Parker Keystone Associates via "Teams"
Ron Moore Anjo Const. via "Teams"
Dave Webber Anjo Const.
Barney Taylor HUNT eas
Paul Phalen HUNT eas (Mohawk Const. Ser.)

Project: Otsego NOW, Richfield Springs Industrial Park, Sitework/Utilities
Project No.: HUNT 3514.002

Purpose of the Meeting: Construction Progress Meeting #2

Began at: 10:00 AM
Adjourned at: 10:20 AM

Schedule of Construction -

Work Completed:

Roadway is rough cut per plan. Some subbase has been installed.
Erosion and sedimentation control methods are in-place and operational.
Water main/fittings have been tested. Village has noted that they will handle chlorination when services are activated.
Storm piping is in.

Work Upcoming:

Start Sanitary force main installation contin. Awaiting pipe and materials (precast units) delivery
Contractor feels the project is "ON SCHEDULE".
A subcontractor for directional boring under state highway is being contacted for the alternate routing under the highway. This will be extra work and will be somewhat cost offset for deleting open cut and pavement patching. (verbally OK'd)

Change Orders -

No official CO's processed yet. Anjo is tracking remove and disposal of old RR ties encountered as they are found. Basis for additional work is approved.

See upcoming work above... This following CO is still in-play.

Anjo has an alternate routing for the new sanitary force main tie in location after discussing this with the Town and Village. The new location would require directional boring under the highway however a credit would be realized for not paving. Barney Taylor will review/negotiate the CO cost and authorize work after discussion with the IDA.

The following additional outfall work is still in-play...

The HDPE pipe outfalls for the crossing culvert at Sta. 2+90 and the driveway culvert into the proposed development property may need some additional work to handle flows from these pipes. Anjo will indicate the possible additional work via RFI to Keystone. The Town is concerned about maintenance issues should the water outflow back-up here.

Utilities -

Mr. Zakrevsky from the IDA pursued an agreement (memorandum of understanding) with the Town and Village for the formation of a water district. This agreement is now in place.

Barney Taylor asked Anjo to check the expiration date of the NYSDOT Highway work permit. The existing permit may expire around the end of this month. Anjo should renew this permit if expired.

ANJO (Mr. Moore) believes that Mr. Zakrevsky obtained this permit originally.

Mr. Taylor will follow up with NYSE&G to find the status of gas and electric connections to the new site. Mr. Zakrevsky will forward contact information.

Mr. Zakrevsky noted that a dollar figure has been given but that hinged on ANJO doing the trenching and backfill for the underground gas main. Status of electric service is unknown at this time.

Safety -

Maintaining a safe worksite is the Contractor's responsibility. Anjo's Safety plan is available on-site

OSHA-10 cards for all workers are on site.

No Lost-Time accidents have been filed.

Shop Drawings -

Shop drawings and submittals are being reviewed by Keystone.

Remaining outstanding item...

Previous questions arose regarding the make/model for the pump (Homa vs. Salzer as specified) for the sanitary lift station. The Village superintendent will check with the treatment plant operator to see if he has a preference. Mr. Parker will contact Village to confirm so submitted "or Equal pump" can be approved.

Materials that are State DOT specified and are listed on the DOT approved materials list will not require submission, however, will require manufacturers certification when delivered to the site.

Wage Rates & Certified Payroll and Payments -

Certified Payrolls shall be submitted by the Contractor with the payment applications. These should be submitted to the Construction Inspector for review. HUNT will then forward it to the IDA for processing.

Contractor's requisition #7 is approved and ANJO will submit to Hunt for processing.

Construction - Special Requirements and/or Concerns-

HUNT has contracted Atlantic Testing Labs (Utica) for this on-call work.

Owner/Contractor Comments -

Item resolved...

There is a 24" culvert and a conduit with some cut cables at the entrance drive SE side. The culvert has no apparent inlet and is currently dry. After monitoring the pipe outlet, the pipe has been plugged per direction.

Item remains open...

Joe Coan asked if it may be prudent at this time to add water service connections to the 2 neighbors' homes near the new water line tie-in. Mr. Taylor suggested that this should be a conversation between the IDA and the Township as it is extra work to the contract.

Mr. Zakrevsky noted that M/WBE requirements still need to be met. Possibility of the force main materials supplier may qualify.

A reimbursement request has been sent to EDA for processing and another is being prepared.

Next monthly meeting to be scheduled.

Please submit any missing items and/or comments to the author within 2 business days.

Respectfully submitted,

HUNT engineers/architects/surveyors



Byron (Barney) Taylor, Construction Coordinator

Cc: Attendees

Joe Coan, Village DPW

Tim Proctor, Town Hi-way Superintendent