

Projects Committee Meeting
October 8th, 2026
8:00 A.M.

• Craig Gelbsman, Chair • David Rowley, Vice Chair • Andrew Marietta
• Tim Johnson • Michelle Catan • Cheryl Robinson • Jeffrey Lord
• Patricia Kennedy

Jody Zakrevsky, CEO • Terel Marshburn, Economic Development Director
Meaghan Remillard, Director of Finance and Administration
Jordan Allen, Administrative Assistant • Chris Canada, Bond Counsel
Kurt Schulte, Agency Counsel

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

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	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

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 Overview

Project Title	Richfield Spring Eco-Business Park
Project Description	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. <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.
Key Objectives	• 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 2026.
Estimated Total Investment	\$2,400,000
Owner	Jody Zakrevsky
Stakeholders	Andela Products/Ruby Lakes Glass, NYS ESD
Status	Under Construction.
Project Flags/Concerns/Updates	- EDA did not approve the sole source for Capital Energy Partners. - EDA approved amending the grant to take out the gas line extension. By removing the cost (\$276,000) our share would drop to \$100,000 (down from \$375,000) and thereby raising EDA/ARC reimbursement rate from 70% to 80% (an increase of \$212,500). - EDA applied our last two drawdown requests to reimburse them for the advance of the gas line. - Working on Final Drawdown - Cyndy Andela hired Atlantic Testing Labs which found the site has unfavorable development conditions because a very thick deposit of soft silt and clay extends beneath the property. They are looking at options to correct this.

DA Objective ROI

Employment Impact	15 new jobs
IDA Revenue (One-Time)	\$55,000 (sale of site) To Be Determine by Appraisal
IDA Revenue (Recurring)	\$ To Be Determined – vacant sites could be leased to companies

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, 2026

Budget and Funding

Project Expenses	Target Amount	YTD Actual 6/10/2025	Grant Funding Amount	YTD Actual 9/9/2026
Administrative and Legal Expenses	\$59,000	\$53,140	\$325,000 - ESD* \$1,200,000 – EDA**	\$60,387.35
Architectural and Engineering Fees	\$18,000		\$500,000 – ARC***	
Construction Supervision and Grants Management	\$100,000	\$58,450	\$375,000 – IDA	\$144,146.96
Construction	\$1,910,000	\$1,131,861		\$1,668,348.25
Contingencies	\$313,000			
Totals	\$2,400,000	\$1,296,591	\$2,400,000	\$1,872,882.56

*Approved ***Approved 4/10/23

Drawdown Request No. 1 from EDA Totaling \$732,906.54.	Total Expenditures \$1,034,691.54	Submitted	Approved	11/21/2024
Drawdown Request No. 2 from EDA Totaling \$234,006.83	Total Expenditures \$330,362.58	Submitted	Submitted Date of Approval	5/28/2025 7/02/2025
Drawdown Request No. 3 from EDA Totaling \$197,770.12	Total Expenditures \$279,204.88	Submitted	Submitted Approved	7/7/2025 8/19/2025

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 -EDA will not reimburse the cost.	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
Project Milestones	Target Start	Target End	Status	Actual Start	Actual End
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	8/1/2026	Completed Except Electric	7/29/2024	8/28/2026



TABLE ROCK PARK

CEPERLEY AVE.

DEC WETLANDS

CHESTNUT ST.

MULTI-USE RECREATIONAL TRAIL WITH
POTENTIAL FOR CITY AND REGIONAL
TRAIL NETWORK CONNECTION

WETLAND BUFFER

S.W.B.

S.W.B.

S.W.B.

ROUNDHOUSE RD

FONDA AVE

AREA FOR RAIL SIDING

ONEONTA RAILYARD MASTER PLAN



OTSEGO now
ready for economic development

SITE INFO

- BOUNDARY LINE
- DEC WETLAND
- 100' DEC WETLAND BUFFER
- NYS DEC STREAM
- S.W.B. STORMWATER BASIN

LAND USE

TOTAL BUILDABLE LAND: 37.15 ACRES
TOTAL SITE: 78.79 ACRES

PROPOSED COMMERCIAL BUILDING SIZE

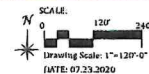
- A - 50,000 SQ. FT.
- B - 42,000 SQ. FT.
- C - 30,000 SQ. FT.
- D - 30,000 SQ. FT.
- E - 25,000 SQ. FT.
- 177,000 SQ. FT. TOTAL

VEHICLE PARKING

- P1= 180
- P2= 204
- P3= 143
- P4= 76
- 603 TOTAL VEHICLE PARKING

PROPOSED PARCEL SIZE

- LOT 1 = 11.5 ACRES ±
- LOT 2 = 5.5 ACRES ±
- LOT 3 = 8.0 ACRES ±
- LOT 4 = 4.6 ACRES ±
- REMAINING LANDS = 49.19 ACRES ±
- TOTAL = 78.79 ACRES



MRB | group