

**Projects Committee Meeting  
December 11<sup>th</sup>, 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 • Terel Marshburn, Economic Developer Director**  
**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

<b>Project Title</b>	<b>Oneonta Railyards Development</b>
<b>Project Description</b>	Redevelopment of Oneonta Railyards
<b>Key Objectives for 2025</b>	<ul style="list-style-type: none"><li>• Prepared Storm Water Management Plan for clearance of property.</li><li>• Continue to work with Southern Tier 8 to develop grant application to EDA for construction.</li><li>• Sell 50-foot strip of property to May Enterprises for new roadway.</li><li>• Work with Norfolk Southern to market sites.</li></ul>
<b>Target Completion Date</b>	Ongoing
<b>Estimated Total Investment</b>	\$5,200,000
<b>Owner</b>	Jody Zakrevsky
<b>Stakeholders</b>	City of Oneonta, Otsego Now, NYS ESD
<b>Status</b>	Active
<b>Project Flags/Concerns</b>	Site Contamination – low risk

### Updated Information:

- **Kurt Schulte is finalizing the sale of property to Ed May.**
- **Andrew Millspaugh of Sterling Environmental Engineering has sent two proposals for clearance of land and storm water management plan.**

## 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
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			
<b>TOTALS</b>	<b>\$5,250,000</b>	<b>\$250,000</b>	<b>\$500,000</b>	<b>\$0</b>

\*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	3/1/2026	9/30/26	Proposals Received for SWMP.		
Sale of Property to Ed May	9/30/3035		Awaiting M&B Description		

## Project Overview

<b>Project Title</b>	<b>Richfield Spring Eco-Business Park</b>
<b>Project Description</b>	<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>
<b>Key Objectives</b>	<ul style="list-style-type: none"> <li>• Prepare Site for Sale or Lease</li> <li>• Provide for at least 3 new businesses to relocate or expand into the Richfield Springs Business Park</li> </ul>
<b>Target Completion Date</b>	May 2026.
<b>Estimated Total Investment</b>	\$2,400,000
<b>Owner</b>	Jody Zakrevsky
<b>Stakeholders</b>	Andela Products/Ruby Lakes Glass, NYS ESD
<b>Status</b>	Under Construction.
<b>Project Flags/Concerns/Updates</b>	<ul style="list-style-type: none"> <li>- Met with Andela on purchase and looking to close next week on both properties.</li> <li>- Gas line is in.</li> <li>- NYSEG electrical hookup where it has to go under the street is looking to get it done asap.</li> <li>- Paving will have to wait until the Spring 2026 because of the electrical hookup</li> <li>- EDA Regional Administrator is reviewing our appeal of gas line.</li> </ul>

## DA Objective ROI

<b>Employment Impact</b>	15 new jobs
<b>IDA Revenue (One-Time)</b>	\$55,000 (sale of site) To Be Determine by Appraisal
<b>IDA Revenue (Recurring)</b>	\$ To Be Determined – vacant sites could be leased to companies
<b>Business Relationship Impact</b>	Low Enhancing relationship with Ruby Lakes Glass/Andela Products
<b>Community Engagement Impact</b>	Low Village and town communication through project process.

## Partnerships

<b>Project Partnerships</b>	Tobey Clarkin, Project Engineer, EDA Michael N'Dolo, MRB Group Alyson Slack, MRB Group Cynthia Andela, Andela Products Ken Ellsworth, Keystone Associates Mark Parker, Keystone Associates Richfield Springs Town Board Richfield Springs Village Board ANJO Construction HUNT Engineers
<b>Post Project Partnerships</b>	IDA, the Village, the Town and Andela Products and Ruby Lake Glass

### Grant Management

<b>Grant ID</b>	93220 - Approved
<b>Grant Amount</b>	\$325,000
<b>Source Agency</b>	NYS Empire State Development
<b>Details</b>	Grant funds are for sewer and water infrastructure
<b>Requirements</b>	Grant Funds can only account for 70% of total project costs.
<b>Expiration Date</b>	August 28, 2025: <b>requested extension until August 28, 2026, was approved.</b>

<b>Grant ID</b>	01-01-14979 - Approved
<b>Grant Amount</b>	\$1.2 million
<b>Source Agency</b>	Federal EDA
<b>Details</b>	Grant funds are for sewer and water infrastructure
<b>Requirements</b>	Grant Funds can only account for 70% of total project costs.
<b>Expiration Date</b>	August 28, 2025

<b>Grant ID</b>	Project ID: 67423
<b>Grant Amount</b>	\$500,000
<b>Source Agency</b>	Appalachian Regional Commission
<b>Details</b>	To be added to EDA funding
<b>Requirements</b>	EDA must approve payments on behalf of ARC
<b>Expiration Date</b>	August 28, 2025: <b>extended to August 28, 2026 for both EDA &amp; ESD</b>

## Budget and Funding

Project Expenses	Target Amount	YTD Actual 6/10/2025	Grant Funding Amount	YTD Actual 9/9/2025
Administrative and Legal Expenses	\$59,000	\$53,140	\$325,000 - ESD* \$1,200,000 – EDA**	\$55,937.35
Architectural and Engineering Fees	\$18,000		\$500,000 – ARC***	
Construction Supervision and Grants Management	\$100,000	\$58,450	\$375,000 – IDA	\$90,136.80
Construction	\$1,910,000	\$1,131,861		\$1,679,717.50
Contingencies	\$313,000			
<b>Totals</b>	<b>\$2,400,000</b>	<b>\$1,296,591</b>	<b>\$2,400,000</b>	<b>\$1,644,259.03</b>

\*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 -EDA questioning reimbursement	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	5/15/2026	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 \$234,006.83			Submitted  Date of Approval	5/28/2025  7/02/2025	  7/8/2025
Drawdown Request No. 3 from EDA Totaling \$197,770.12			Submitted  Approved	7/7/2025  8/19/2025	
Drawdown Request No. 4 from EDA Totaling \$128,585.59			Submitted  Approved	8/20/2025  9/9/2025	
Total Drawdowns			\$1,293,269.08		
Contract Extension Request	8/26/2025	8/26/2026	Approved	8/26/2025	