

COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY
JULY 27th, 2023

MEETING MINUTES

CALL TO ORDER

Chair, C. Robinson, called to order the meeting of COIDA at 8:01am. M. Marino conducted roll call and determined there was a quorum. Voting members present included:

Cheryl Robinson	David Rowley
Jeffrey Lord	Tom Armao
Patricia Kennedy**	Andrew Marietta*
James Seward (v)	

Absent Board Member(s): Craig Gelbsman

Also, in attendance:

STAFF

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

GUESTS

Mayor Mark Drnek, **Mayor of Oneonta ****
Greg Mattice, **Oneonta City Administrator ****
Michelle Catan, **Small Business Development Center****
Richard Harlem, **Harlem & Jervis ****

(v) – virtual and did not count toward the voting quorum

* - arrived after start of meeting

** - left before end of meeting

CHAIR'S REMARKS

C. Robinson welcomed fellow board members and staff to the July board meeting and moved immediately onto the agenda.

DISCUSSION ABOUT DOWNTOWN ONEONTA PARKING

C. Robinson introduced Mayor Drnek and City Administrator Greg Mattice. She noted that the IDA is concerned with the closing of the parking garage in downtown Oneonta and how that may affect the economic development of the downtown area. Mayor Drnek explained that the decision to close the three-tier parking garage came after the ramps were found to be unsafe. Since closing the parking garage, an effort to find additional parking spaces around town has been made. Mayor Drnek reported that he has put together an Engagement Marketing Committee that will be focusing on bringing families from the Cooperstown All-Star Village to Downtown Oneonta with a shuttle program. C. Robinson asked if the additional parking that has been found will be permanent or short term. G. Mattice explained that as part of the City's DRI project on Market Street, the additional parking spots will be made permanent. P. Kennedy asked how long the 'short-term' solution is expected to last. Mayor Drnek explained that the demolition of the existing parking garage would not be for several months, and he expects a new structure to be built by the end of 2025. The City will also be implementing paid parking around town. D. Rowley questioned what the prior engineering studies of the parking garage had shown. G. Mattice said that an engineering study was done in 2011 and showed that repairs could be done to preserve the parking garage for another 10 years. Another study was done last summer which showed extensive damage. The City decided it would be more cost effective to rebuild rather than repair. T. Armao asked if the city had exhausted all of their engineering options, and G. Mattice noted that the engineering studies had been extensive, and rebuilding appears to be the only option. Mayor Drnek added that cost has been driving forward the decision to rebuild rather than repair. He also believed that, despite the current narrative, there is enough parking in the downtown area. C. Robinson expressed concern that locals would be alienated with the current parking plan. She explained that she avoids downtown Oneonta due to a lack of parking and believes that most people do not want to walk far to get to their destination, especially if they are elderly or the weather is bad. Mayor Drnek said that they are working on an app that would show live parking availability and would make it easier to find a spot. D. Rowley said that there has been a lot of confusion regarding the plan for the parking garage, and he asked if there is a plan for the new structure. G. Mattice said that the current plan is to build a surface level parking lot. P. Kennedy noted that, because the new Ford on Main apartment building will have an internal elevator to go up to Main Street, it would be safer and more accessible to demolish the current stairwell. She added that they were not aware that the parking garage would be closed when they bought the building for Ford on Main. C. Robinson asked if a second level could be added in the future, and Mayor Drnek replied that they hope to eventually add a second level that could be accessed on Water Street. J. Lord asked about the \$10 million bond and how it would be used. G. Mattice explained that it would include the demolition of the parking garage and street improvements on Market Street at least. J. Zakrevsky asked if the City has a revenue source for the bond and Mayor Drnek said that the paid parking system would serve as a revenue source.

C. Robinson expressed concern that a surface level parking lot would not be enough. She also questioned whether the paid parking system would deter locals from coming to the downtown area. A. Marietta noted that downtown Oneonta does not have an anchor attraction that would bring more people. J. Lord questioned whether the paid parking revenue would be able to pay for a bond. J. Scott added that, in his experience, parking garages are difficult to finance.

MEETING MINUTES

C. Robinson presented the meeting minutes from the June 22nd, 2023 COIDA board meeting. Board members were given a copy of the minutes prior to the meeting for review.

D. Rowley made a motion to approve the June 22nd Board minutes. The motion was seconded by J. Lord and was approved by the remaining members present.

BILLS & COMMUNICATIONS

C. Robinson reviewed the bills and communications. There was nothing out of the ordinary.

T. Armao made a motion to approve the payment of bills. J. Lord seconded the motion, and it was approved by the remaining members.

COMMITTEE REPORTS

- ❖ Audit & Finance – The Audit & Finance Committee meeting was held on July 13th, 2023. J. Lord, Chair of the Committee, referred board members to the meeting minutes that they received the day before.
- ❖ Governance Committee – The Governance Committee meeting was held on April 13th, 2023. The Governance Committee meets quarterly, and the next meeting will take place on August 10th, 2023.
- ❖ Projects Committee – The Projects Committee meeting was held on July 13th, 2023. T. Armao referred board members to the draft meeting minutes that they received the day before. J. Zakrevsky reported that he has received a draft agreement back from the Town of Richfield attorney. J. Scott explained that the Town board adopted a resolution to move forward with the project, but the draft agreement that he received had some requirements that he did not expect and would like to go over with the IDA board.

NEW BUSINESS / UNFINISHED BUSINESS

RFPs for Phase 1 Environmental Study (139 Commerce Road): J. Zakrevsky reported that he received four proposals from engineering firms. He recommended hiring Barton & Loguidice at \$3,600. Although Keystone Associates was the cheapest bid, they included a stipulation that they could renegotiate at a higher price at any time and that they were not responsible for slowing down the project.

RESOLUTIONS

There were no Resolutions for this meeting.

PUBLIC COMMENT

There were no Public Comments for this meeting.

ADJOURNMENT

D. Rowley made a motion to adjourn the meeting of the IDA board at 9:15am.

UPCOMING MEETING SCHEDULE

- COIDA/OCCRC Audit & Finance Committee Meeting / Projects Committee Meeting/Governance Committee Meeting – August 10th, 2023
- COIDA/OCCRC Board Meeting – August 24th, 2023

***All meetings are held at the Otsego Now offices at 189 Main Street, Oneonta. NY. 13820, unless otherwise specified.**