

The Mission of Otsego Now is to transform Otsego County's economy so that it can provide a prosperous livelihood for all its residents by attracting and retaining business investment from established and growing firms that will bring high-paying skilled jobs to our community.

COIDA BOARD AGENDA

THURSDAY, APRIL 24TH, 2025

- ROLL CALL
- CHAIR'S REMARKS
- APPROVAL OF MEETING MINUTES
 - March 27th Board Meeting Minutes
 - April 10th Audit & Finance Committee Meeting Minutes, Governance Committee Meeting Minutes and Project Committee Meeting Minutes
- REPORT OF THE AUDIT & FINANCE COMMITTEE AND TREASURER
- BILLS AND COMMUNICATIONS
- REPORT OF THE PROJECTS COMMITTEE
- REVIEW DIRECTOR'S REPORT
- NEW AND UNFINISHED BUSINESS
 - NYSEG FORM
 - RAILYARDS
- PUBLIC COMMENT PERIOD
- EXECUTIVE SESSION (IF NEEDED)
- ADJOURNMENT

COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY

MARCH 27th, 2025

MEETING MINUTES

CALL TO ORDER

Chair, C. Robinson, called to order the meeting of COIDA at 8:00 am. M. Remillard conducted roll call and determined there was a quorum. Voting members present included:

Cheryl Robinson
Jeffrey Lord
Patricia Kennedy*
Craig Gelbsman

Andrew Marietta (v)
Blake Elliott
Tom Armao
Tim Johnson

Also, in attendance:

STAFF

Jody Zakrevsky, **CEO**
Meaghan Remillard, **Dir. of Finance and Administration**
Jordan Allen, **Administrative Assistant**
Kurt Schulte, **Agency Counsel (v)**

GUEST

Jason Waite, **Mostert, Manzanero & Scott, LLP****

(v) – virtual

* - arrived after start of meeting

** - left before end of meeting

CHAIR'S REMARKS

Chair, C. Robinson, welcomed fellow board members and staff to the March meetings, moving immediately onto the agenda.

PRESENTATION OF THE 2024 AUDIT – COIDA, OCCRC, ORYLDC

Jason Waite, of Mostert, Manzanero & Scott, LLP, reviewed the main findings of the 2024 COIDA financial audit with the board. He reported that it was a clean audit opinion. A single audit will be done

later this year. J. Waite reviewed the ORYLDC and the OCCRC financial audits and reported that both were clean opinions with no significant findings.

C. Robinson made a motion to approve the 2024 financial audits of the COIDA. J. Lord seconded the motion, and it was approved by the remaining members present.

MEETING MINUTES

C. Robinson presented the meeting minutes from the February 27, 2025, COIDA board meeting and March 13th Audit & Finance Committee Meeting Minutes, Governance Meeting Minutes, and Project Committee Meeting Minutes. Board members were given a copy of the minutes prior to the meeting for review.

C. Robinson made a motion to approve the meeting minutes. The motion was seconded by T. Armao and was approved by the remaining members present.

COMMITTEE REPORTS

- Audit & Finance – The Audit & Finance Committee meeting was held on March 13th, 2025. J. Lord, Chair of the Committee, let the draft minutes stand as the report.
- Governance Committee – The Governance Committee meeting was held on March 13th, 2025. The Governance Committee meets quarterly, and the next meeting will take place on April 10th, 2025.
- Projects Committee – The Projects Committee meeting was held on March 13th, 2025. T. Armao asked for an update on Richfield Springs. J. Zakrevsky gave a brief report on his recent activities.

BILLS & COMMUNICATIONS

M. Remillard noted fees for labor and new workstations from Directive. She also noted that a fee from Railroad Management Company for the water line in the Railyards is being reimbursed by the City of Oneonta. Lastly, we received the Hillside Commons Admin fee from 2024.

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

NEW BUSINESS / UNFINISHED BUSINESS

2024 Audit:

C. Robinson made a motion to approve the 2024 IDA Audit. T. Armao seconded the motion, and it was approved by the remaining members present.

PARIS Reports (Annual Report, Procurement Report, Investment Report, Certified Audit Report):

J. Zakrevsky reviewed the 2024 PARIS reports for the IDA. He noted that Northern Eagle paid the School District and the Town but did not pay the County their PILOT payment in 2024. A note was entered into the reports that one payment was not received.

C. Robinson made a motion to approve the 2024 PARIS reports for the IDA. P. Kennedy seconded the motion, and it was approved by the remaining members present.

PUBLIC COMMENT

There were no Public Comments for this meeting.

ADJOURNMENT

C. Robinson made a motion to adjourn the meeting of the IDA board at 8:27 am.

UPCOMING MEETING SCHEDULE

- COIDA/OCCRC Audit & Finance Committee Meeting / Projects Committee Meeting/Governance Committee Meeting – **April 10th, 2025**
- COIDA/OCCRC Board Meeting – **April 24th, 2025**

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

**COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY
OTSEGO COUNTY CAPITAL RESOURCE CORPORATION**

**AUDIT & FINANCE COMMITTEE
MARCH 13TH, 2025
MEETING MINUTES**

CALL TO ORDER

The COIDA and OCCRC's joint Audit & Finance Committee meeting was called to order at 8:00 am at the Otsego Now offices at 189 Main Street in Oneonta, NY. Committee members present included:

Andrew Marietta (v)
Patricia Kennedy (v)

Jeffrey Lord

Absent Committee Member(s): Craig Gelbsman

Also, in attendance:

BOARD

Cheryl Robinson (v)
David Rowley
Blake Elliott
Tim Johnson (v)*
Tom Armao

STAFF

Jody Zakrevsky, **CEO**
Meaghan Remillard, **Director of Finance and Administration**
Jordan Allen, **Administrative Assistant**

(v) – virtual

* - arrived after start of meeting

REVIEW OF FINANCIALS

J. Lord asked for an update on the non – interest bearing County loan and grant reimbursement of approximately \$733,000 from the EDA. J. Zakrevsky stated that the County loan agreement of \$600,000 was signed yesterday. Within a couple of weeks, the loan payment should be received. J. Zakrevsky hopes the IDA will be funded soon with the grant reimbursement. He was told by the project engineer with IT being reviewed at a higher level, it's bound to be accepted under the Executive Orders. J. Zakrevsky mentioned a Federal Single Audit will be conducted sometime after tax season with an additional cost of \$3,500. The single audit will be done by Mostert, Manzanero & Scott and will start when the agency's 2024 financial audit is complete.

NEW AND UNFINISHED BUSINESS

There was no New/Unfinished business in this meeting.

ADJOURNMENT

There being no further business to discuss, the Audit & Finance committee meeting was adjourned at 8:11 am.

UPCOMING MEETING SCHEDULE

The next Audit & Finance Committee meeting is April 10th, 2025.

**COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY
OTSEGO COUNTY CAPITAL RESOURCE CORPORATION**

**GOVERNANCE COMMITTEE
MARCH 13TH, 2025
MEETING MINUTES**

CALL TO ORDER

The COIDA and OCCRC's joint Governance Committee meeting was called to order at 8:29 am at the Otsego Now offices at 189 Main Street in Oneonta, NY. Members present included:

David Rowley
Andrew Marietta (v)

Cheryl Robinson (v)
Tom Armao

Absent member(s): Craig Gelbsman

Also, in attendance:

BOARD

Patricia Kennedy (v)
Tim Johnson (v)
Blake Elliott
Jeffrey Lord

STAFF

Jody Zakrevsky, **CEO**
Meaghan Marino, **Director of Finance and Administration**
Jordan Allen, **Administrative Assistant**

(v) – virtual

CHAIR'S COMMENTS

Governance Committee Chair, Andrew Marietta, moved immediately into agenda.

NEW / UNFINISHED BUSINESS

Appointing Board Members to Search Committee for Economic Development Director Position: C. Robinson stated that the Search Committee includes T. Johnson, P. Kennedy, A. Marietta, and possibly C. Gelbsman. C. Robinson added that she could have NYCM's HR help, if needed. P. Kennedy kindly accepted the role as Chair. P. Kennedy stated the next meeting will be held after the March Board Meeting.

ADJOURNMENT

There being no further business to discuss, the Governance Committee meeting was adjourned at 8:31am.

UPCOMING MEETING SCHEDULE

The next Governance Committee meeting will be held on April 10th, 2025 at 8:00 am.

**COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY
OTSEGO COUNTY CAPITAL RESOURCE CORPORATION**

**PROJECTS COMMITTEE
MARCH 13TH, 2025
MEETING MINUTES**

CALL TO ORDER

The COIDA and OCCRC's joint Projects Committee meeting was called to order at 8:11 am at the Otsego Now offices at 189 Main Street in Oneonta, NY. Members present included:

Tom Armao
Andrew Marietta (v)
Blake Elliott

Tim Johnson (v)
Patricia Kennedy (v)

Absent Committee Member(s): Craig Gelbsman

Also, in attendance:

BOARD

David Rowley
Jeffrey Lord
Craig Gelbsman
Cheryl Robinson (v)
Blake Elliott

STAFF

Jody Zakrevsky, **CEO**
Meaghan Remillard, **Director of Finance and Administration**
Jordan Allen, **Administrative Assistant**

(v) – virtual

CEO REPORT OF PROJECTS

Richfield Springs: J. Zakrevsky states the PSC staff have all documentation needed; the Resolution has been passed to the Commission for their review, with an approval hopefully on March 20th agenda. Anjo Construction is looking to resume construction in Spring.

January 2018 – Present Project Tracker: J. Zakrevsky gave a brief review of the Project tracker that was given to the Board prior to the meeting. A revised list will be updated quarterly, every four months.

Oneonta Business Park: J. Zakrevsky talked with the archeologist yesterday and was told by the potential buyer's attorney a memorandum of agreement with all parties signatures is required. After, the archeological dig will take place for about three weeks. J. Zakrevsky states a potential close date of May or June 2025.

PRESENTATION ON WAYNE COUNTY NEW YORK ECONOMIC DEVELOPMENT DEPARTMENT WEB PAGE

During the presentation J. Zakrevsky stated that at the last Board Meeting there was a concern that we should have all Otsego County available properties posted on the agency website. Properties would include vacant land and Commercial sites for sale or lease, including sites not owned by the IDA. J. Zakrevsky reached out to a company in Georgia last week that does this type of service. J. Zakrevsky was given some examples of work that has been done.

Below is the link J. Zakrevsky shared with the Board as our example

<https://www.waynecountyny.gov/264/Sites-Buildings>

NEW/UNFINISHED BUSINESS

There was no New/Unfinished Business for this meeting.

ADJOURNMENT

There being no further business to discuss, the Projects Committee meeting was adjourned at 8:28 am.

UPCOMING MEETING SCHEDULE

The next Projects Committee meeting is February 10th, 2025.

COIDA EXPENSES 3/27/25 - 4/24/25

Vendor	Amount Due	Due Date	Reimbursable?	Notes
MMS	\$8,800.00	24-Apr		2024 annual audit
Amazon	\$32.77	24-Apr		Super ink toner
Spectrum	\$305.00	1-May		Otsego Now wifi & voice
RESIMPLIFI, INC	\$5,400.00	1-May		Annual subscription - econonmic development licensed data
Edie Halstead	\$374.00	24-Apr		Jan & Feb office cleaning
Keystone	\$5,938.05	24-Apr	Yes	Construction administration - Richfield Springs
Keystone	\$26,932.49	24-Apr	Yes	Additional engineering fees - Richfield Springs
ST8	\$8,120.00	24-Apr		ST8 2025 Membership
HUNT Engineers	\$3,267.46	24-Apr	Yes	Engineering fees RS though April 12

COIDA TOTAL	\$59,169.77
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COIDA PAID EXPENSES

Vendor	Amount	Date Paid	Reimbursable?	Notes
Joanne Darcy Crum, L.S	\$5,000.00	1-Apr		Deposit for land surveyor Richfield Springs
First Bankcard	\$756.92	18-Apr		Quickbooks subscription & room at Otesaga
Great America Financial Services	\$174.83	18-Apr		Copier agreement & insurance charge
NYSEG	\$134.83	18-Apr		Pony Farm Rd street lighting
NYSEG	\$444.52	18-Apr		189 Main St utilities
Ed & Ed	\$104.76	8-Apr		Copies/prints
Philadelphia Insurance Companies	\$5,351.45	15-Apr		Non profit umbrella and non profit package
Jim Lozano	\$750.00	15-Apr		Monthly accounting services April
HUNT Engineers	\$2,088.73	15-Apr	Yes	Engineering fees RS through February 7
HUNT Engineers	\$11,133.73	15-Apr	Yes	Engineering fees RS through March 7
Joanne Darcy Crum, L.S	\$5,000.00	15-Apr		Part 2 deposit for land surveyor Richfield Springs
Directive	\$187.00	23-Apr		File transfer from old computer to new
Directive	\$153.00	23-Apr		Portfol software
Directive	\$59.50	23-Apr		Office 365 admin setup

TOTAL	\$31,339.27
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COIDA DEPOSITS
3/27/25 - 4/24/25

Vendor	Amount	Date of Deposit	Notes
Apple Converting	\$5,250.00	1-Apr	April Rent
ST8	\$200.00	8-Apr	April Rent
Foothills	\$1,666.67	15-Apr	April loan repayment
Otsego County Tresurer	\$600,000.00	16-Apr	County loan
EDA	\$732,906.54	17-Apr	Grant reimbursement
IOXUS	\$6,890.63	18-Apr	April Rent
CADE	\$1,100.00	23-Apr	April Rent

TOTAL	\$1,348,013.84
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PROJECTS FROM JANUARY 2018 - PRESENT										2021 Q1			
										13			
										Strategy			
Project ID	Project Description	Owner	Board Lead	Private Partner (Y/N)	Estimated Investment	Available Funds	State Funds (Y / N)	Project Status	Project Category	13	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		SEQR and Comp Plan Completed. Clean-Up of Site E 2021 Q2 and Feasibility Study of Community GeoThermal 2023
SITE-E	Oneonta Business Park (Site Development)	MM	CG	N	\$ -		N	ACTIVE	SITE	E	ASAP		
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	Waiting on Subdivision.
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	TG		y	\$ 3,500,000.00		y	ACTIVE	STUDY		ongoing		ARC Approved Extension.
CDBG-4	Ioxus Expansion	JZ		Y	\$ 2,020,000.00	\$ 2,020,000.00	Y	ACTIVE	BUSINESS	M		2024 Q4	Scheduled to finish Dec 2024
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, Onoenta	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

CEO's Report April 18, 2025

Operations, strategic goals, and succession

Operations:

- **M. Remillard** is currently handling all activities with the Micro-Enterprise Grant Program, reconciling all profit and loss / balance sheets, overseeing 2025 Audit, all telecommunication services, property management, and represents the agency with the Mohawk Valley Regional Economic Development Council. She also manages the County's micro-enterprise grant program and has begun working on two new CDBG applications.
- **J. Allen** receives and deposits all checks and income, prepares vouchers for billings, receives, and prepares all bills for payment, prepares minutes for all meetings, and works telecommunication equipment as needed.
- **J. Zakrevsky** provides all other operational support for economic development items including grant application, overseeing, and negotiating with projects involving infrastructure improvements,

Strategic Goals:

1. **To ENTICE economically diverse industries to move to Otsego County and develop a favorable environment in which businesses will continue to locate, grow, and create a range of new job opportunities**

Contacts/Interviews	Potential Projects
- Working with Pyramid Brokerage	- Have identified a NYS company looking to expand their manufacturing and distribution.
- M. Remillard	- Is working on two grant applications. One is for an extension of the county's micro-enterprise grant program, and the other is for a new restaurant at the former pizza hut.

2. **To ENCOURAGE businesses growth and retention while elevating regional strengths to capitalize on unique regional strengths to build an economically diverse, opportunity-rich, globally competitive industrial ecosystem.**

- Birchwood Archaeological Services, Inc., is now performing site remediation and recovery efforts.
- Anjo Construction has resumed works at the Richfield Spring industrial park
Joanne Darcey Crum of Cobleskill to is finished up the subdivision map and metes and bounds description for the Richfield Springs Business Park.

3.To ENSURE resources for continued success of area enterprises and cultivate a sustainable, profitable setting for new investments in business, industry, and community.

- **County of Otsego approved a \$600,000 zero interest loan for one year with an option to renew.**
- **We received information from the Schoharie Economic Enterprise Corporation regarding the benefits they offer their staff.**
- **Received \$733,000 from the federal Economic Development Administration.**
- **Signed contract with Resimplifi to map and post on our web page all available properties for sale and/or lease within the county.**

Date	Place	Meeting
March 27	Oneonta	Otsego Now Board of Directors Meeting
March 28	Oneonta	Zoom Meeting with Resimplifi
April 3	Oneonta	Meeting with C. Robinson
April 4	Oneonta	Meeting with Mayor and City Administrator
April 8	Oneonta	Zoom Meeting with Civic Serve
April 10	Oneonta	Otsego Now Committee Meetings
April 14	Oneonta	Otsego County Energy Task Force
April 17	Oneonta	Meeting with Frank Sarratori
April 17	Oneonta	Meeting with Birchwood Archaeological Services at Oneonta Business Park
April 21	Oneonta	Town of Oneonta Planning Board Meeting

Correspondence Received:

- None.

Ioxus

- New lease signed with a new rental figure of \$82,687.50 per year.

Retirement Benefits/Health Care Benefits

- Have received from Julie Pacatte of the Schoharie Economic Enterprise Corporation information about what benefits they provide for and how much it is costing their agency and employees. This has been forward to P. Kennedy.

Oneonta Business Park

- NYS Historic Preservation has reviewed the revised Data Recovery Plan and concurs with the Plan as outlined in the document. The DEC and St. Regis Mohawk Tribe have been contacted and have elected to not provide additional comments. No LOR or MOA is necessary. The fieldwork can start anytime.

- Birchwood Archaeological Services, Inc., began fieldwork the week of April 14th. They are hoping to complete the site investigation by the end of April.
- The Town of Oneonta Planning Board re-approved the lot line change from 2007 and the additional change we presented.
- Frank Sarratoni of Hodgson Russ is also coordinating the recording of the deed and recording the correct remaining lands description for the IDA parcel and filing the map at the same time as recording both deeds.

County of Otsego Loan

- We received the county loan of \$600,000 on April 14th.

Public Authority's Office

The following reports for the County of Otsego Industrial Development Agency, the County of Otsego Capital Resource Corporation, and the Oneonta Railyard Local Development Corporation were submitted to the NYS Authority's Budget Office:

- Annual Procurement Report
- Annual Certified Budget Report
- The Annual Report
- The Annual Investment Report

Brooks Bottling

- May 2024 Brooks' Bottling launched its own brand, Kitchen Creative for Foodservice, allowing employees of the kitchens and commissaries to have more focus on the food while having consistent sauces, glazes, marinades and condiments.
- The Bottling Company will be breaking ground on a new, state-of-the-art facility soon.

Skyline Hospitalities

- The Grand Opening & Ribbon Cutting for the Hampton Inn will be held at 11:00 a.m. on Tuesday, April 29, 2025.

NYSEG Economic Development Intake Form

- NYSEG requires an intake form to be filled out before they respond to an Economic Development inquiry.



Economic Development Intake Form

Project Address:		City:		State:		ZIP:	
Requested temporary/permanent in-service dates:							
Type of business sector (ex. manufacturing, distribution, business):							
Please list any specialized equipment of types of motors to be used and start up process (ex. horsepower):							
Any larger motors that are at or above 1500 HP to be used?		<input type="radio"/> Yes <input type="radio"/> No					
If yes, please identify:							
Facility:	<input type="radio"/> New <input type="radio"/> Existing	Total Square Footage:					
Total Capital Investment:		Projected Customer Electrical Infrastructure Costs:					
Will there be phases?	<input type="radio"/> Yes <input type="radio"/> No						
If yes, please identify the timeline per phase (ex. by year or quarter):							
Any additional electric or natural gas information relevant to this project (ex. redundant electric service, seasonality of load, number of shifts per week and weekends):							

Electric Request

Service Request (Primary or Secondary)	Connected Load (KVA or kW)	Diverse Load (KVA or kW)	Power Factor (%)	Load Factor (%-hours use per day/week)

Natural Gas Request

Peak Hourly Flowrate (BTUs per hour)	Meter Outlet Delivery Pressure Requested (PSI)	Types of Usage: Process and/or Space Heating

Contact Information

Contact Person:			
Email:		Phone:	

Oneonta Railyards Issues

1. Electric Upgrades

The Henry Street 150 4.8 KV circuit does not have the capacity to support the 8-12 MW of load. The substation and circuits would need to be converted to 12.5KV. The substantial transformer has dual 4.8 KV and 12.5 KV windings that can support the 8 MW after the 12.2 KV conversion but not the 12 MW. This is only to serve up to 8 MW at Henry Street substation. At the 12 MW level, a transmission solution is necessary (the load served off the transmission).

To serve the load, the Henry Street 4.8 KV substation will have to be upgraded to 12.5 KV and a new 12.5 KV circuit position established at Henry Street sub for the Project Discover site. Both the existing 150 and 151 circuits will have to be converted to 12.5 KV. The new 12.5 KV circuit dedicated to the 8 MW load will double circuit with the 150 circuit out of the substation until it reaches Roundhouse Road and then it will split west to serve the load.

The cost estimate below does not include the cost to upgrade the 4.8 KV substation but to 12.5 KV.

New Load	Line Miles	\$/mile	Cost
New Double circuit at 12.5 KV	0.70	\$450	\$315,000
New Line (w/477 AL)	0.30	\$275	\$ 83,000
Voltage Conversion	1.80	\$506	\$552,000
Total	2.8		\$949,000

New Load	Unit	\$/unit	Cost
Install new circuit position at Henry Street Sub	1	\$500	\$500,000
Install new circuit regulators at Sub	2	\$85	\$170,000
Install Tie Recloser	0	\$50	\$0
Install Recloser	1	\$50	\$0
Install 3 phase step banks	0	\$50	\$0
Some spur lines need to be converted (not stepped off)	8	\$50	\$400,000
Install 1 phase step bank	0	\$20	\$0
Total New Equipment	12		\$1,070,000

Total Cost of Project	\$2,019,000
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2. Railyard Cost Assessment for Site Readiness

Total Cost: \$4,555,917 (see attached MRB Estimate)

3. Total Cost for Site Readiness and Electric Upgrade: \$6,574,917

4. Limited Available Natural Gas