**COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY**

**OTSEGO COUNTY CAPITAL RESOURCE CORPORATION**

**JOINT PROJECT COMMITTEE**

**AUGUST 17, 2017**

**MEETING MINUTES**

**CALL TO ORDER**

The COIDA and OCCRC joint Project Committee Meeting was called to order at 7:33 a.m. at the Otsego Now offices located at 189 Main Street, Suite 500, Oneonta, New York. Members present were Cheryl Robinson, Jeffrey Lord, Craig Gelbsman, Patricia Kennedy and Tom Armao. Also in attendance were Jody Zakrevsky, CEO, Agency Counsel Kurt Schulte, Bond Counsel Joe Scott, and Sarah Harvey via telephone.

**MINUTES**

Sarah began the meeting in which the following topics were discussed:

* *Railyards project:* No movement to report. Delaware Engineering has not begun the preliminary steps on SEQR, but did a presentation to the planning committee this past week. The City will be taking lead as the Common Council has declared the intent to be the lead agency. The Common Council has requested that $10,00 be put into Escrow and made available if they feel that they will need to hire their own engineering firm to consult on the project. Delaware Engineering is representing the Applicant.

* *Schenevus Update:* Currently this project is in a holding pattern. There is possible interest in developing as a distribution site. The State is willing to provide $100,000 as match but the IDA is not ready to do so yet because of the risk involved. There is a possibility for other funding sources other than the IDA, i.e., EDC. There was discussion regarding what needs to be done on the road to access the site. This is a three year land deal, but it is definitely going to be longer than a three year process.
* *Town of Oneonta DRI Project:* The study that has been the roadblock for moving forward on Innovation Center and garage is supposed to be e-mailed to J. Lord. Meeting with Mohawk Valley representatives on October 4th. The Developer will attend that meeting as well. There was some discussion on transfer grants and whether those would be available. Hope to have more information at the meeting in October.
* *Corning Oneonta PILOT:* J. Scott has had conversations with the project applicant. They had hoped to participate in the Projects Committee meeting but were unable to complete the Application for this meeting. Last status update was that Corning is in the process of completing the application. Once received, Jody and Joe will review and then report back to the Board. There will need to be some consultation with the City regarding the terms of PILOT.
* *Discussion on Rental Property:* Currently Sarah has been in touch with Wayne regarding drain issues, on which Roto Rooter has been out to address. She also received phone calls from a tenant regarding the following ongoing issues: break room carpet; water heater; and other aesthetic issues. Cheryl requested that Sarah provide a list to Jody with descriptions of requests, actions taken, contacts, etc.

* *Richfield Youth Sports:* Concern was expressed that the newspaper stated that the IDA is “giving” them the land, but that is not the case. The IDA’s purpose is to be supportive and to assist in making it happen.
* *\_\_\_\_\_\_\_\_\_\_\_\_:* The site was whittled down to eight or nine developments. Looking for alternative uses. The last few years, that has been the focus. There is uncertainty regarding any state plan.
* *Housing Study:* It is being completed and moving forward. There was discussion of having a focus group, possibly with landlords, possibly another complex. There should be an announcement forthcoming on the City website.
* *Discussed Marketing Plan.* There was discussion regarding the branding and marketing plan for the IDA moving forward. It was agreed that marketing should be more of a focus than branding. The IDA agreed that they need to better communicate who they are and what they do.

**General** **Items:**

* *Follow-Up:* J. Lozano processed final bill for development of roadway. Follow up with Marybeth.
* *Oneonta Theatre:* Kurt was asked to do a last owner search on the building. There was discussion regarding how to determine what the next steps should be regarding the Theatre. An offer was made to conduct a feasibility study for each theater as there is already a theatre down the road. Both theatres will need to be interactive with each other, discuss and work together with awareness of the other’s plans. If it is not feasible for two theatres, there will need to be other discussion regarding other possibilities for that location.
* There was discussion regarding the list kept by Sarah that serves as an invaluable tool to assisting the Board. Sarah is to e-mail Jody that list with explanation.
* There was discussion as to what was discussed in the Audit & Finance Committee meeting.
* Received tax bill on Railyard property. J. Scott handling status. Send bill to Kurt and Joe.
* What PILOTS are where we are – dollar amount – J. Scott to work on. S. Harvey to put on list.
* The railroad, understanding is Norfolk Southern is interested in partnering.
* Ommegang was discussed. They are curious about getting a rail connection to increase distribution and transportation of their product.
* Discussion ensued regarding a bridge plan for the railyards. There would need to be sufficient development, not just a portion, in order to justify the expenditure of $14 million.

**ADJOURNMENT**

There being no further business to discuss, the meeting adjourned at 9:20 a.m.