

COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY
August 23, 2018

MEETING MINUTES

CALL TO ORDER

Board Vice-Chairman, Jeffery Joyner, called to order the meeting of COIDA at 8:11am at the Otsego Now offices located at 189 Main Street, 5th floor, Oneonta, NY. Voting members present were Jeffery Joyner, Tom Armao, Patricia Kennedy, Cheryl Robinson, and Craig Gelbsman (arrived at 8:21am). Board member, Andrew Marietta, was present via phone attendance.

Otsego Now staff members present were; CEO Jody Zakrevsky and Administrative Director Meaghan Marino. COIDA/OCCRC bond counsel, Joe Scott, was present via phone attendance.

Guests in attendance were; Ellen Pope (Executive Director, Otsego 2000), Nicole Dillingham (Board President, Otsego 2000), Leslie Orzetti (Executive Director, OCCA), Albert Colone, Suzy Winkler (Burlington Flats resident), Dan Sullivan (Otsego Land Trust), Danny Lapin (OCCA), and Michael Stolzer (Town of Oneonta resident).

CHAIRMAN'S REMARKS

Chairman Richmond Hulse Jr. was absent from the meeting, as such Jeffery Joyner, Vice Chairman, addressed the board, staff, and guests. J. Joyner advised that there was a lack of quorum to conduct the meeting. He asked the guests in attendance if they would like to address the board, in an effort to wait for additional board members to arrive.

GUEST PRESENTATIONS*

- Nicole Dillingham addressed the board on the recent application submitted by the IDA for a decompressor station in Otsego County. She raised concerns about aspects of the application and advised the board that the application should be reviewed by them and then withdrawn completely. She raised issues over the actual applicant; although listed as "Otsego Now", she claims based on the number of employees cited, the applicant is actually NYSEG. She insinuated that Otsego Now submitted the application on behalf of NYSEG. She also scoffed at the "environmental benefits" listed in the application, adding that the benefits granted to the "interruptibles" with the compressor station doesn't take into consideration the cost to the environment.
- Keith Schue started by showing the board an article that was in the Hometown paper on the morning of the meeting. The article was regarding an XNG truck that caught fire in July of 2018. He asked why we should be rewarding these companies with more

business when they aren't currently operating safely in our county. He echoed Nicole's comments that there was factually incorrect information in the application submitted by Otsego Now for the compressor station. He advised that there are other ways to grow energy in our county, and we should be looking for ways to do that responsibly.

- Leslie Orzetti also addressed the board on the application submitted by Otsego Now for the compressor station. In it, she claims that Otsego Now listed OCCA as an organization that collaborated on the application. She advised that she was asked by the Otsego Co. Chamber of Commerce to join an Energy Committee. Her reasons behind joining were; to look at efforts to grow energy responsibly, discuss ways to attract industries that use "smart" energy, and look at investments into our existing electrical grid. She stated that she did not attend the meetings to look at ways to expand natural gas. She advised the board that she does not support the application or the compressor station in Oneonta. She advised that J. Zakrevsky will attend the next OCCA board meeting to further discuss matters.
- Michael Stolzer posed a question to the board; do we know, factually, how much gas is available? He cited an incident where NYSEG placed a moratorium on a town but has yet to do that to Otsego County.
- Suzy Winkler, of Burlington Flats, explained to the board that on her way to the three largest towns in Otsego County (Oneonta, Cooperstown, and Richfield Springs) she constantly passes gas trucks that are a danger to everyone on the road. She wanted the board to know that this a county wide issue that affects more than just the city of Oneonta.

*(During Guest Presentations, COIDA Secretary, Craig Gelbsman arrived at the meeting. There now being a quorum, J. Joyner proceeded with the meeting agenda.)

MEETING MINUTES

J. Joyner presented the meeting minutes from the July 26th COIDA and OCCRC board meetings. Board members were giving a copy of the minutes prior to the meeting to review. There being no corrections to be made, C. Robinson made a motion to approve the meeting minutes. T. Armao seconded the motion and it was approved by the remaining members.

TREASURER'S REPORT

Treasurer, J. Lord, was absent from the meeting. Board members were given a copy of the minutes from the August Audit and Finance meeting, as a review of the committee. They were also given a copy of the CFO's reports and J. Zakrevsky's amended budget.

BILLS TO BE PAID

M. Marino provided a report reviewing the bills to be paid, and the deposits that have been made during the month of August. There was nothing out of the ordinary for the checks or deposits. The largest expenses of the month came from two different invoices from Delaware Engineering, for the Railyards and the Route 205 traffic study. All others were normal operating expenses and income. P. Kennedy made a motion the pay the bills presented. T. Armao seconded the motion was approved by the remaining members.

COMMITTEE REPORTS

❖ GOVERNANCE COMMITTEE

The Governance Committee meeting was held on August 9th, 2018. Board members were given a copy of the draft meeting minutes, as a review of the meeting. No action was taken during the August Governance meeting.

❖ AUDIT AND FINANCE COMMITTEE

The Audit and Finance Committee meeting was held on August 9th. Please refer to the 'Treasurer's Report', as the report for the Audit and Finance Committee.

❖ PROJECTS COMMITTEE

The Projects Committee meeting took place on August 9th. The board was given a draft copy of the meeting minutes from that meeting as a reference of the on-going project activities.

T. Armao made a motion to approve the report of the committees. C. Robinson seconded, and the committee reports were approved by remaining board members.

CEO'S REPORT

J. Zakrevsky updated the board on the following projects:

- Custom Electronics – A grant application was sent to the NYS Division of Homes and Community Renewal in the amount of \$750,000. NYS DHCR requested additional information and are preparing to submit our request to their board of directors in September.
- Corning – Construction should begin any day now.
- Coditum – A meeting with Coditum founder, Steven Fink, C. Robinson, M. Marino, J. Zakrevsky, and P. Kennedy (representing Springbrook) took place to discuss the possibility of Springbrook moving forward with the program.
- Bassett Hospital/Templeton Foundation – The OCCRC received a request to refinance debt for both Bassett Hospital and the Templeton Foundation. The inducement resolutions for the board to vote on were brought to the meeting. However, because of J. Joyner's relationship to Bassett Hospital, he chose to recuse himself from voting on the resolutions. Without J. Joyner,

the meeting lacked a quorum to vote on the resolutions. Bond counsel, J. Scott suggested deferring action until the September board meeting and scheduling the public hearing in the meantime. Prior to the September board meeting, J. Scott and J. Zakrevsky will complete the rate structure for refinancing.

- Northeastern Energy Products – Northeast Wind Projects (part of Northeastern Energy Products) and Natural Forces (Halifax, Nova Scotia) is exploring building two wind farms in the north-west and south-east portions of Otsego County. They are currently discussing the possibility of a PILOT agreement with the IDA.
- Hartwick Seminary – The town of Hartwick received a \$50,000 grant from the USDA to look at the feasibility of developing a water and sewer district for part of the town. J. Zakrevsky met with the planning board chairman and toured the area that they are considering using. Southern Tier 8 has also agreed to provide staff to assist in the project.
- Otsego Electric Cooperative – On Friday, August 31st, at 8:00 in the Otsego Now offices, the Otsego Electric Cooperative will do a presentation on their efforts to install 800 miles of fiberoptic broadband available throughout the county. Members of the Otsego County Board, the Otsego County Chamber board, and the Otsego Now board have all been invited.

EXECUTIVE SESSION

T. Armao made a motion to enter executive session with board members and J. Zakrevsky under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 8:40am for the following reasons: To discuss personnel issues. The motion was seconded by C. Robinson and approved by all members present. The board entered executive session at 8:40am.

No action was taken during executive session.

C. Robinson made a motion to enter back into public session; T. Armao seconded, and all members approved. The board exited executive session at 9:23am.

RESOLUTIONS AND MOTIONS

Authorizing Meaghan Marino's Promotion and Pay Increase

J. Zakrevsky recommended to the board that M. Marino be promoted from Administrative Director to Director of Finance and Administration, effective September 1, 2018. He also recommended that the board increase M. Marino's yearly compensation to \$40,000 and supply her a \$250/monthly stipend to be used towards health insurance upon documentation of bills.

C. Gelbsman made a motion to approve. T. Armao seconded, and the motion was approved by all members.

NEW BUSINESS / UNFINISHED BUSINESS

There was no new or unfinished business to attend to.

ADJOURNMENT

There being no further business to discuss, T. Armao motioned to adjourn the meeting at 9:26am. C. Robinson seconded, and the meeting was adjourned.

UPCOMING MEETING SCHEDULE

- Audit & Finance Committee Meeting / Projects Committee Meeting – September 13th, 2018 at 8:00am.
- COIDA/OCCRC Board Meeting – September 27th, 2018 at 8:00am.

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