

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

**PROJECTS COMMITTEE
MARCH 14, 2019
MEETING MINUTES**

CALL TO ORDER

The COIDA's and OCCRC's joint Projects Committee meeting was called to order at 8:24am at the Otsego Now offices located at 189 Main Street, Suite 500, Oneonta, New York. Committee members present were:

Jeffrey Lord
Jeffery Joyner
Tom Armao

Patricia Kennedy
Cheryl Robinson
David Rowley

Also, in attendance:

STAFF

Jody Zakrevsky, CEO
Meaghan Marino, Director of Finance and Administration
Kurt Schulte, Agency Counsel

GUESTS

Michael Stolzer

CHAIRMAN'S REMARKS

Projects Chair, Cheryl Robinson, welcomed board members and guests. She reiterated the need to keep focused on our priority projects moving forward. She also asked J. Zakrevsky to speak about the progress of his "town halls" throughout the County thus far (see "Town Hall" under CEO Report of Projects).

MEETING MINUTES

C. Robinson requested a motion to approve the February 14th Project Committee meeting minutes. Committee members were given a draft copy of the minutes prior to the meeting for review. J. Lord made a motion to approve the meeting minutes. J. Joyner seconded the motion and the motion was approved by remaining board members.

CEO REPORT OF PROJECTS

J. Zakrevsky recapped some of his activities since the February 14th Committee meetings until now. He also provided members with a detailed update of some of the IDA's ongoing projects. The following topics were discussed:

- **Town Hall** – J. Zakrevsky advised the board that several people had questioned why he hadn't been present at the public hearings for the Rail Yards. He thought it would be a good idea to go out into various parts of the County to tell residents what the IDA/CRC does and answer any questions about initiatives done by the IDA. In updating the Strategic Plan for the agency, he wanted to get ideas from the residents. He visited Hartwick College last night, March 13th, and will visit Oneonta Town hall tonight, March 14th. There are plans for him to visit Schenevus, Richfield Springs, and Cooperstown, but those dates/venues have not been scheduled. Board members questioned where we are advertising the events; on the Otsego Now Facebook page and in the local newspapers. Board members also asked that M. Marino alert them of future town halls. J. Zakrevsky mentioned that at the Hartwick College town hall students discussed the need for more activities during the winter. There were also students who discussed energy, including one student resident who stated that they don't have access to thermostats in their dorms, and often open the windows in the winter to make their rooms comfortable. D. Rowley questioned if there was any way to help Hartwick "go green", seeing as their one of the largest carbon polluters in the County? J. Zakrevsky said there is a way to help, since he recently advised Custom Electronics about state-wide initiatives to help businesses "go green". His hope is that the County's Energy Task Force will pinpoint industries that need to reduce their carbon footprint and assist in finding related programs to help, including NYSERDA, PACE, and NYSEG.
- **Custom Electronics** – They have ordered equipment for their Browne Street location and have done preliminary hiring. They also reached out to J. Zakrevsky for help with their energy efficiency.
- **Oneonta Airport Study** – McFarland Johnson provided the first draft of the airport study. They are awaiting additional comments from the public hearing to incorporate into the final draft.
- **Andela Products** – The IDA received approval from the County Board of Representatives to enter into a sub-recipient agreement for a \$50,000 engineering study of the Richfield Springs Industrial Park for Andela. RFPs are being prepared by the IDA and will be on the Otsego Now website. Also, NYSEG let us know that natural gas is available along route 28, in front of the property owned by the IDA. A rough estimate to run it into the park would be around \$150,000. Sewer and water will be the largest expense.
- **Oneonta Rail Yards Industrial Park** – A draft generic EIS has been completed by Delaware Engineering and is undergoing public review and comment. The comment period will end on Monday, March 18th. Delaware Engineering has indicated that additional studies may be required to satisfy public comment. J. Zakrevsky also updated the board that Strategic Rail Finance

completed their final draft of the Oneonta Rail Yard Market Feasibility Study and a copy was sent to all board members.

GUEST PRESENTATIONS

Michael Stolzer, Oneonta resident, offered his take on the Rail Yards. He thinks that the Rail Yards has a unique marketing position in that it could be one of the first eco-commerce parks in the state and would stand out to many environmentally conscious companies as a place to grow their business. He believes that there are outcomes for the Rail Yards that would satisfy all parties interested. C. Robinson reminded him that there is currently no committed plan for the Rail Yards, and that there is a fight over energy when we still do not know who will come into the yards. Because of this, the IDA has hired consultants to assess the type of businesses that would be suitable; and given its location to rail and the outcome of the GEIS, we can have a better understanding of what businesses would work in the Rail Yards. J. Zakrevsky advised that he has researched Eco-parks, and spoken to countless representatives of various forms of energy, and has not ruled out their possibility.

EXECUTIVE SESSION

T. Armao made a motion to enter executive session with board members and Otsego Now staff, under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 8:55am for the following reasons: To discuss contracts. The motion was seconded by P. Kennedy and approved by all members present. The board entered executive session at 8:55am.

No action was taken during executive session.

J. Lord made a motion to enter back into public session; J. Joyner seconded, and all members approved. The board exited executive session at 9:19am.

NEW/UNFINISHED BUSINESS

P. Kennedy brought up the public comment period during committee meetings and board meetings. She suggested that there should be a formal process for individuals attending meetings who want to address the board. A brief discussion ensued, and it was determined that at Committee meetings (Audit & Finance, Projects, Governance, and Annual Meeting) there will be no public comments. The Chairs of those committees will alert guests of the new policy moving forward. Public comments will still be welcomed at the monthly board meetings. Guest comments will be limited to their time on the agenda and will be asked to refrain from comments for the duration of the meeting.

ADJOURNMENT

There being no further business to discuss, D. Rowley made a motion to adjourn the projects committee meeting at 9:29am. T. Armao seconded the motion, and it was approved by remaining members.

UPCOMING MEETING SCHEDULE

The next Projects Committee meeting will be held on April 11th, 2019 at 8:00am.