

**COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY**  
**April 25, 2019**

**MEETING MINUTES**

**CALL TO ORDER**

Treasurer, Jeffrey Lord, called to order the meeting of COIDA at 8:06am at the Otsego Now offices located at 189 Main Street, 5<sup>th</sup> floor, Oneonta, NY. Meaghan Marino conducted roll call and determined there was **not** a quorum. Voting members present included:

Jeffrey Lord  
Cheryl Robinson

Craig Gelbsman  
David Rowley

Absent Board Member(s): Richmond Hulse, Jr., Jeffery Joyner, Patricia Kennedy, Tom Armao, Andrew Marietta

Also, in attendance:

**GUESTS**

Art Rorick, Oneonta resident  
Paul Agoglia, Oneonta resident  
Michael Stolzer, Oneonta resident  
Keith Shue, Otsego 2000  
Colleen Blacklock, Oneonta resident

**STAFF**

Jody Zakrevsky, CEO  
Meaghan Marino, Dir. Of Finance & Admin

**COUNSEL**

Kurt Schulte, Agency Counsel

\*Arrived after the start of the meeting

**CHAIRMAN'S REMARKS**

Vice Chairman, J. Lord, welcomed fellow board members and guests and moved immediately into the agenda.

**AUDIT REVIEW**

Due to a lack of quorum, Mary Manzanero was asked to reschedule the audit review for the board. The audit review will now be held at the May 9<sup>th</sup> Audit & Finance Committee meeting.

## **MEETING MINUTES**

J. Lord presented the meeting minutes from the March 28<sup>th</sup> COIDA board meeting. Board members were given a copy of the minutes prior to the meeting for review. Because there was no quorum, the meeting minutes could not be approved. The board will approve the minutes at the May 9<sup>th</sup> Audit & Finance Committee meeting.

## **TREASURER'S REPORT**

Treasurer, J. Lord, updated the board on the April Audit & Finance Committee meeting. Board members were provided with the financial reports that were presented at that meeting and a draft copy of the meeting minutes, as a report of the committee.

## **BILLS TO BE PAID**

M. Marino provided a report reviewing the bills to be paid, and the deposits that have been made since the April Audit & Finance meeting. There was nothing out of the ordinary for the expenses or deposits. Due to a lack of quorum, the board was unable to approve the bills. They will be approved for payment at the May 9<sup>th</sup> Audit & Finance Committee meeting.

## **COMMITTEE REPORTS**

### **❖ GOVERNANCE COMMITTEE**

The Governance Committee meeting was held on April 11, 2019. Chairman of the Governance Committee, R. Hulse, was absent from the meeting, so J. Lord requested that board members refer to the draft meeting minutes as a review of that meeting. The next Governance Committee meeting will be held in August.

### **❖ AUDIT AND FINANCE COMMITTEE**

The Audit and Finance Committee meeting was held on April 11, 2019. Please refer to the 'Treasurer's Report', as the report for the Audit and Finance Committee.

### **❖ PROJECTS COMMITTEE**

The Projects Committee meeting was held on April 11, 2019. C. Robinson, Chair of the projects committee, referred members to the draft meeting minutes from that meeting and the updated project trackers as a review of the projects committee. She mentioned that a large portion of the meeting was focused on a strategic direction for the Rail Yards.

## NEW BUSINESS / UNFINISHED BUSINESS

- **Approval of 2018 PARIS Reports** – Without a quorum, the board was unable to approve the PARIS Reports. As such, these reports will be approved at the May 9<sup>th</sup> Audit & Finance Committee meeting.
- **Andela Products/Ruby Lake Glass Feasibility Study** – The IDA received two proposals to do a feasibility study on the IDA-owned property in Richfield Springs to determine if an 80,000-100,000 square foot manufacturing facility for Andela Products and Ruby Lake Glass can be accommodated. The board tabled the discussion as they were unable to approve an engineering firm without a quorum. The proposals will be decided upon at the May 9<sup>th</sup> Audit & Finance Committee meeting.
- **Demolition Award for 159 Pony Farm Road** – J. Zakrevsky explained to the board that we awarded Bello Excavation with the contract to demolish the IDA-owned house at 159 Pony Farm Road. Bello Excavating came in with the lowest bid using prevailing wage rates. After a brief discussion over the existing structures on the property, the board requested holding off on demolishing the house until the full board can discuss at the May 9<sup>th</sup> Audit & Finance Committee meeting.
- **Authorize Submission of Pre-application for Cooperstown Distillery** – J. Zakrevsky advised that he has completed the pre-application for Cooperstown Distillery, and is awaiting signatures from the Mayor of Cooperstown.

## PUBLIC COMMENT

**Michael Stolzer**, Town of Oneonta resident, mentioned the most recent edition of the Hometown paper that featured an article about J. Zakrevsky meeting with professors from both local colleges. He applauded his efforts to meet with the colleges and encouraged the use of an eco-park in the Rail Yards. He also provided board members with an article from Dandelion Energy that was published in December, 2017, highlighting the Mayor of Rhinebeck's plan to offer geothermal to homes in the Village of Rhinebeck through Dandelion Energy (<https://dandelionenergy.com/press-release/mayor-announces-plan-offer-geothermal-homes-village-rhinebeck-dandelion-energy>). In addition, he provided the board with an excerpt from an article by Jay Egg, President of Egg Geothermal (<https://www.phcpropros.com/articles/6760-community-geothermal>). Michael explained that Jay Egg presented at Otsego County Chambers January 2019 Energy Summit and has been contracted by the City and Town of Oneonta to do a feasibility study on retrofitting the new watermains with geothermal technology to heat residential homes and businesses. He also provided board members with Jay Egg's contact information.

**Colleen Blacklock**, City of Oneonta resident, recommended the book *Renewable Energy* by Bruce Usher, to the board. She explained that in discussions regarding the Rail Yards, most people think the opposition to development is from Cooperstown, but as a 5<sup>th</sup> ward resident, she wanted the board to know that there are Oneonta residents opposed as well. She added that these residents do not want microgrids or decompressor stations, but rather development made possible only with the use of renewable energy.

**Paul Agolia**, City of Oneonta resident, reiterated Colleen Blacklock's recommendation of *Renewable Energy* by Bruce Usher and advised board members that it can be checked out of Huntington Library. He also spoke of his college-aged son who would like to come back to the area, but was unable to find an internship here. He said that there are many kids near and far that would like to come back but are unsuccessful in finding employment.

**Art Rorick**, City of Oneonta resident, had questions about the 81 acres of the Rail Yards that is mapped out in the draft Generic Environmental Impact Study (GEIS). First, he pointed to a section of the map and asked if it was owned by the IDA? He then asked how the City of Oneonta got involved in the redevelopment when they own no lands in the Rail Yards? J. Zakrevsky explained that the land pointed out by Mr. Rorick is owned by Norfolk Southern and not the IDA. The reason that is included in that map is because it's a conceptual design. It was intended to study the maximum output of the land so that any development, of the same size or of a smaller scale, would already be considered for development. He went on to explain that the City got involved because in the Spring of 2017 the IDA signed a contract with Delaware Engineering for the GEIS. Almost immediately after, the staff in the agency resigned and there were no full-time employees in the office until September of 2017. In the meantime, Delaware Engineering prepared scopes and needed decisions made and the city became the lead agency on the project.

**Keith Shue**, Schenevus, Otsego 2000, encouraged the board that now is the opportunity to do something good in the Rail Yards. He referenced the GEIS and noted that there is a large impact on the wetlands (on the conceptual map) and that J. Zakrevsky has acknowledged that the rail is not an asset to the development of the property. He also referenced the GEIS's analysis of energy (electrical and BTU's) and noted that the electrical consumption far exceeds natural gas, and that we will likely have to improve the electric in order to move forward. He proposed that if we improve the electric, then it we would be able to install solar at the site.

C. Gelbsman questioned the guests on whether they have geothermal or solar at their residences. Several confirmed that they have one or the other. J. Lord advised the guests that the IDA would welcome any form of energy in the Rail Yards, but it is dependent on the client that wants to develop their business there. As of now, there is no one moving into the Rail Yards, and as such, there is no definitive energy plan. Michael Stolzer advised the board that him and colleagues have begun a letter writing campaign to environmentally conscious business' in an attempt to have them expand their business in the Rail Yards. J. Lord encouraged any help in attracting new business to our area.

## **ADJOURNMENT**

There being no further business to discuss, D. Rowley made a motion to adjourn the meeting. C. Robinson seconded the motion, and the meeting was adjourned at 8:29am.

## **UPCOMING MEETING SCHEDULE**

- COIDA/OCCRC Audit & Finance Committee Meeting / Projects Committee Meeting – May 9<sup>th</sup>, 2019 at 8:00am
- COIDA/OCCRC Board Meeting – May 23<sup>rd</sup>, 2019 at 8:00am.

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