

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

**PROJECTS COMMITTEE  
MAY 9, 2019  
MEETING MINUTES**

**CALL TO ORDER**

The COIDA's and OCCRC's joint Projects Committee meeting was called to order at 8:42am at the Otsego Now offices located at 189 Main Street, Suite 500, Oneonta, New York. Committee members present were:

Jeffrey Lord  
Patricia Kennedy  
Jeffery Joyner  
Tom Armao

Craig Gelbsman\*  
Andrew Marietta  
Cheryl Robinson  
David Rowley

Also, in attendance:

**STAFF**

Jody Zakrevsky, **CEO**  
Meaghan Marino, **Director of Finance and Administration**

\*departed before adjournment of meeting

**CHAIRMAN'S REMARKS**

Projects Chair, Cheryl Robinson, welcomed board members and moved immediately into the agenda.

**MEETING MINUTES**

C. Robinson requested a motion to approve the April 11<sup>th</sup> Project Committee meeting minutes. Committee members were given a draft copy of the minutes prior to the meeting for review. D. Rowley made a motion to approve the meeting minutes. J. Lord 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 April board meeting until now. He also provided members with a detailed update of some of the IDA's ongoing projects. The following topics were discussed:

- **Cooperstown Distillery** – The Distillery was approved for an \$85,000 ESD Capital grant, and the NYSDHCR has advised J. Zakrevsky that the preliminary application was approved, and he can now submit a full grant application in the amount of \$100,000. There was a brief discussion over the project and the investors involved.
- **Internet Access** – J. Zakrevsky advised that he has been in discussions with Otsego Rural Electric and Point Broadband, a fiber-fed, fixed wireless internet service provider from Georgia. Point Broadband currently provides service in Georgia, Louisiana, Florida, and Mississippi. They have begun work in several counties in New York, including Chenango County. J. Zakrevsky is working with both companies to see how the IDA can assist in providing internet access to those underserved in our county.
- **Route 88 Corridor Study** – Otsego County hired McFarland Johnson Engineering to begin the Route 88 Corridor study to potentially site a new industrial park. J. Zakrevsky attended their first meeting and learned that they will look for a 100+ acre site – up to three. McFarland Johnson indicated that in their experience, 90% of companies looking for a distribution sites require natural gas for their buildings. Since that is an ongoing issue in our county, it may limit our ability to develop a distribution center. There was a brief discussion on the study and all board members agreed that the study should encompass what else could be developed along I-88, besides distribution centers, if the hired engineering firm already has an understanding that they may not be feasible in Otsego County.
- **ESD Project Closeouts** – Required documentation was prepared and sent to Empire State Development in New York City to begin the close out of projects AB199 (Oneonta Airport Study) and AB198 (Route 205 Corridor Study). Reimbursement is anticipated for later this summer, assuming ESD approves the projects.
- **Roundhouse Road** – J. Zakrevsky advised the board that we are working on securing three bids to repave Roundhouse Road. There was also a brief discussion on people dumping unwanted items on the IDA's property in the Rail Yards, and ways to secure the site to avoid this moving forward. J. Zakrevsky also mentioned that he met with Mark Davies, City of Oneonta Environmental Review Board, and several Hartwick professors to discuss clean up efforts once the GEIS is approved by the City.
- **159 Pony Farm Road** – At the April COIDA board meeting, several board members questioned if we should demolish the house on the IDA-owned property on Pony Farm Road. Due to a lack of quorum at that meeting, board members opted to table the conversation and discuss it further with the full board. After a brief discussion, board members decided to stick with the original plan and demolish the house and shed.

## **RESOLUTIONS AND MOTIONS**

### Approval of Engineering Contract

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/Ruby Lake Glass can be accommodated. The two proposals received were from Clark Paterson Engineers, Surveyor and Architects, PC., and Keystone Associates Architects, Engineers and Surveyors, LLC. There was a brief discussion over which agency to choose, but the board ultimately decided to award the contract to Keystone Associates.

D. Rowley made a motion to approve awarding the engineering contract to Keystone Associates. A. Marietta seconded the motion, and it was approved by the remaining board members.

### Approval of Submission of Full Grant Application for Cooperstown Distillery

J. Zakrevsky submitted the pre-application for grant funding through the NYS Department of Homes and Community Renewal and requested permission from the board to submit the full application.

P. Kennedy made a motion to approve submitting the full application. D. Rowley seconded the motion, and it was approved by the remaining board members.

### Oneonta Comprehensive Plan SEQRA Lead Agency

The City of Oneonta recently developed a Comprehensive Plan Update for the City. The Common Council of Oneonta determined that the action proposed is subject to SEQRA, and has declared it's intent to be the lead agency on the project. The City requested that IDA either agree or object to them being the lead agency within thirty days of their mailing. There was a brief discussion, but the board agreed that the City of Oneonta should be the lead agency.

D. Rowley made a motion to approve signing the form agreeing that the City of Oneonta should be lead agency on the SEQRA for the Comprehensive Plan Update. J. Joyner seconded the motion, and it was approved by the remaining board members.

## **NEW/UNFINISHED BUSINESS**

- Property Investment – J. Lord asked J. Zakrevsky if the IDA can invest in real estate outside the county. J. Zakrevsky advised that yes, they can, but IDA's will not receive tax exempt status on properties outside their county. There was a brief discussion on building rental revenue through strategic investments outside our county.

## **ADJOURNMENT**

There being no further business to discuss, J. Lord made a motion to adjourn the projects committee meeting at 9:22am. D. Rowley seconded the motion, and it was approved by remaining members.

## **UPCOMING MEETING SCHEDULE**

The next Projects Committee meeting will be held on June 13<sup>th</sup>, 2019 at 8:00am.