

# COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY

July 25, 2019

## MEETING MINUTES

### CALL TO ORDER

Vice Chairman, Jeffery Joyner, called to order the meeting of COIDA at 8:05am at Custom Electronics located at 87 Browne Street, Oneonta, NY. Meaghan Marino conducted roll call and determined there was a quorum. Voting members present included:

Jeffery Joyner  
Tom Armao  
Andrew Marietta

Jeffrey Lord  
David Rowley

Absent Board Member(s): Richmond Hulse, Jr., Cheryl Robinson, Patricia Kennedy, Craig Gelbsman

Also, in attendance:

#### STAFF

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

#### COUNSEL

Kurt Schulte, Agency Counsel  
A. Joseph Scott, Bond Counsel

### CHAIRMAN'S REMARKS

Vice Chairman, J. Joyner, welcomed fellow board members and counsel and moved immediately into the agenda.

### MEETING MINUTES

J. Joyner presented the meeting minutes from the June 27<sup>th</sup> COIDA board meeting. Board members were given a copy of the minutes prior to the meeting for review. D. Rowley motioned to approve the meeting minutes. The motion was seconded by J. Lord, and it was approved by the remaining members present.

### TREASURER'S REPORT

Treasurer, J. Lord, requested that board members review the draft minutes from the July Audit & Finance meeting, as well as the June financial reports reviewed in that meeting, stand as a report for the Committee.

### BILLS & COMMUNICATIONS

M. Marino provided a report reviewing the bills to be paid, and the deposits that have been made since the July Audit & Finance meeting. All the expenses were normal operating expenses, with the largest being the rent payment for 189 Main Street to Melex, LLC. T. Armao made a motion to approve payment of the bills. The motion was seconded by D. Rowley, and approved by the remaining members present.

## COMMITTEE REPORTS

### ❖ GOVERNANCE COMMITTEE

The Governance Committee meeting is held quarterly, as such, there was no Governance meeting in the month of July. The next Governance Committee meeting will be held in August, 2019.

### ❖ AUDIT AND FINANCE COMMITTEE

The Audit and Finance Committee meeting was held on July 11<sup>th</sup>, 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 July 11<sup>th</sup>, 2019. Because C. Robinson, Chair of the Projects Committee, was absent from the meeting, J. Joyner requested that members refer to the draft meeting minutes and project trackers from that meeting as a report of the Projects Committee.

## NEW BUSINESS / UNFINISHED BUSINESS

- **Corning Solar** – Bond counsel, Joe Scott, presented two resolutions for the board’s approval on the Corning solar project. The first was the SEQR resolution, which approved the City of Oneonta as the lead agency for the environmental review of the project. The second was the approving resolution, which authorized the lease/leaseback transaction for the project. J. Scott went over the details of both resolutions for board members. J. Zakrevsky also updated the board that Corning has recently added six new jobs. D. Rowley questioned J. Zakrevsky and Joe Scott on the ribbon cutting that Corning hosted for their solar array last week. J. Zakrevsky explained that although Corning has held their ribbon cutting, their project will not actually be completed until December 2019.
- **Richfield Springs Business Park** – J. Zakrevsky updated the board on the CFA he has been working on for water/sewer extensions into the Richfield Springs Business Park. The project would cost approximately \$2.2million; the match is 80/20, so if awarded, the total grant award would be approximately \$440,000. J. Zakrevsky explained that he is also working on an EDA grant for additional funds for the project. J. Zakrevsky requested the board’s approval to submit the CFA. T. Armao questioned if there is an agreement from the Town of Richfield for a water district. J. Zakrevsky explained that he had a meeting with Mayor of the Town and the Supervisor, and they are working jointly on creating a water/sewer district.
- **Oneonta Halal Meat Processing Facility** – J. Zakrevsky updated the board on the CFA he has been working on for a kosher, USDA certified abattoir, that is considering expanding their business into the Oneonta Business Park. J. Zakrevsky advised the board that he feels confidently about this project, as it has a solid investment backing. J. Zakrevsky asked for the board’s approval to submit the grant application.

- **America's Xtreme Entertainment Center** – J. Zakrevsky advised that he was helping the CEO of America's Xtreme Entertainment Center with a CFA for an expansion of his business into a new building in Otego, NY. J. Zakrevsky was asked to sponsor the CFA, not to submit it on behalf of the IDA. J. Zakrevsky explained that while he likes the idea of their project and wants to help them, he will not sponsor the bill without the full financials from the company, which he has yet to see. He asked for the board's approval to sponsor the application, but only on the condition that he reviews their financials and feels that it is a viable project.
- **Cooperstown Distillery** – J. Zakrevsky updated the board on the grant for the expansion of the Cooperstown Distillery. Due to the size of the expansion, it needs to go under a federal SEQR review which requires a 30-day notice. Because of the extended notice period, it would push back the construction start for the project, which was originally intended to start at the beginning of August.
- **Hampton Inn** – A. Marietta questioned if there were any updates on the Hampton Inn and their request for information about PILOT agreements. J. Zakrevsky explained that they have not submitted a PILOT application and he has no updates on their project at this time.

## RESOLUTIONS AND MOTIONS

### Corning Incorporated – Solar Project – Approving Resolution

Resolution authorizing execution of documents in connection with a lease/leaseback transaction for a solar project for Corning Incorporated.

T. Armao made a motion to approve the public hearing resolution. D. Rowley seconded the motion, and it was approved by the remaining members.

### Corning Incorporated – Solar Project – SEQR Resolution

Resolution accepting the determination by the City of Oneonta Zoning and Housing Board of Appeals to act as lead agency for the environmental review of the Corning Incorporated Solar Project and acknowledging receipt of the Type II determination by the board of appeals issued with respect thereto.

D. Rowley made a motion to approve the resolution. T. Armao seconded the motion, and it was approved by the remaining members.

### Submission of Grant Application – Richfield Springs Business Park

Resolution authorizing the CEO of the agency to submit a CFA grant application to benefit the water and sewer extension into the Richfield Springs Business Park.

D. Rowley made a motion to approve submission of the grant application. J. Lord seconded the motion, and it was approved by the remaining members.

### Submission of Grant Application – Oneonta Halal Meat Processing Facility

Resolution authorizing the CEO of the agency to submit a CFA grant application on behalf of Oneonta Halal to benefit their expansion into the Oneonta Business Park.

D. Rowley made a motion to approve submission of the grant application. J. Lord seconded the motion, and it was approved by the remaining members.

#### Sponsor of Grant Application – America’s Xtreme Entertainment Center

Resolution authorizing the CEO of the agency to sponsor a CFA grant application written by America’s Xtreme Entertainment Center to benefit their expansion into a new building location. J. Zakrevsky will only sign off on the bill when/if he receives the financials for the project.

D. Rowley made a motion to approve submission of the grant application. J. Lord seconded the motion, and it was approved by the remaining members.

### **PUBLIC COMMENT**

There were no public comments.

### **ADJOURNMENT**

There being no further business to discuss, D. Rowley made a motion to adjourn the meeting. T. Armao seconded the motion, and the meeting was adjourned at 8:49am.

### **UPCOMING MEETING SCHEDULE**

- COIDA/OCCRC Audit & Finance Committee Meeting / Projects Committee Meeting – August 8<sup>th</sup>, 2019 at 8:00am
- COIDA/OCCRC Board Meeting – August 22<sup>nd</sup>, 2019 at 8:00am.

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