

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

**PROJECTS COMMITTEE
JULY 11, 2019
MEETING MINUTES**

CALL TO ORDER

The COIDA's and OCCRC's joint Projects Committee meeting was called to order at 8:13am at the Otsego Now offices located at 189 Main Street, Suite 500, Oneonta, New York. Committee members present were:

Cheryl Robinson
Patricia Kennedy
David Rowley

Jeffrey Lord
Jeffery Joyner
Tom Armao

Also, in attendance:

STAFF

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

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 June 13th Project Committee meeting minutes. Committee members were given a draft copy of the minutes prior to the meeting for review. J. Joyner made a motion to approve the meeting minutes. D. Rowley 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 June 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:

- **Grant Disbursements** – We've received grant disbursement agreements for the Oneonta Airport Study and the Route 205 Corridor Study. Once all the documentation is compiled, M. Marino will start working on reimbursement.
- **Corning** – J. Zakrevsky updated the board on Corning's PILOT application for their solar project. He advised the IDA's bond counsel, Joe Scott, that there are several mistakes in the application that need to be adjusted. The public hearing will be held on July 23rd in the IDA offices, and the notice was put in the Daily Star on July 11th. Several board members suggested that we add the Corning Solar array project to our website, and submit a press release prior to Corning's ribbon cutting on July 19th. Some members questioned the ribbon cutting, when we haven't approved the PILOT application. J. Zakrevsky explained that although their solar array is up, their project will not actually be completed until December, 2019. C. Robinson asked if the annual fee was worked out for Corning's expansion PILOT. J. Zakrevsky answered that Corning agreed to pay the annual fee on the PILOT for their expansion, by waiving the annual fee on their solar array. He also explained to the board that developers for renewable energy projects, like solar and wind, can go to municipalities and request 0% increases on their assessed value for the next 15 years. In Corning's case, for their solar project, the City of Oneonta and County both agreed to this, but the Oneonta School District requested a PILOT, which is where the IDA came in. J. Zakrevsky indicated he had discussed the potential benefit for the County with NYS Comptroller's Office and they advised that the benefit would most likely be the retaining of employees that the company has working there.
- **Housing Development** – J. Zakrevsky updated the board on Zion Properties, who are currently working on a feasibility study for a new project in Oneonta. They've also requested additional information on Opportunity Zones. J. Zakrevsky confirmed to board members that Zion Properties is looking at the same site that RSS was looking at in Oneonta's sixth ward.
- **Oneonta Business Park** – We received an inquiry from a business that is considering expanding into the Oneonta Business Park. They are currently working on their business plan with the Small Business Development Center. J. Zakrevsky forwarded them the appraisals for the parcels in the Business Park. Due to the type of business, J. Zakrevsky suggested that they approach the Oneonta Town Board to get their blessing before moving forward. J. Zakrevsky is also currently helping them with their CFA application. The IDA is also in the process of getting quotes to install informational signs in the park.
- **NYS Comptroller Audit** – J. Zakrevsky updated the board on the NYS Comptroller's audit of the IDA. The audit is running smoothly, and staff have been answering questions and providing documentation to the auditor, when requested. One of the only issues raised thus far, is the lack of a contract with ISD and the need to regularly back-up staff computers. Both items can be easily fixed but will wait until a verbal/written recommendation from the auditors.
- **Roundhouse Road/Rail Yards** – J. Zakrevsky approached the Oneonta Common Council, with board approval, to request splitting the cost of repaving a section of Roundhouse Road. The County Highway Superintendent advised the IDA that his team could pave the road for approximately \$40,000. He also requested that the City put in writing that they would continue to

plow Roundhouse Road in the winter months, with permission from the IDA to continue dumping snow in the Rail Yards. The Common Council agreed to pave the road, up to \$20,000, and agreed to the snow-plow request. Finally, H.R. Beebe, a full-service general construction and construction management company, reached out to M. Marino about potentially developing a medical office building in the Rail Yards. M. Marino informed him that the City recently accepted the GEIS, so development can begin. She also provided him information on Opportunity Zones, as the Rail Yards is in one.

- **Custom Electronics** - Custom Electronics is planning to submit a proposal to install solar battery lighting in the Rail Yards, after touring the property in early July. Custom Electronics is also working with other similar companies to attract them to the Rail Yards. Several board members encouraged the idea of Michael Pentaris, Custom Electronics CEO, coming to the July board member to discuss their current projects and ideas for the Rail Yards.

NEW/UNFINISHED BUSINESS

- **IDA Staffing** – T. Armao brought up that he feels the agency is understaffed for the number of projects that are going on. This led to a conversation regarding the IDA approaching the County board to request additional funds for 2020. With these funds, the IDA may be able to take on additional staff. To make an appealing case to the County Board, a full presentation on the IDA's future goals would need to be done. Board member suggested hosting a retreat to align goals and priorities, prior to meeting with the County Board.

ADJOURNMENT

There being no further business to discuss, J. Joyner made a motion to adjourn the projects committee meeting at 9:14am. D. Rowley seconded the motion, and it was approved by remaining members.

UPCOMING MEETING SCHEDULE

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