

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

**PROJECTS COMMITTEE
August 12th, 2021
MEETING MINUTES**

CALL TO ORDER

The COIDA and OCCRC's joint Projects Committee meeting was called to order at 8:33am at the Otsego Now offices at 189 Main Street in Oneonta, NY. Members were given the option to attend the meeting virtually (v) or in-person. Members present virtually were not eligible to vote on meeting items. Committee members present were:

Cheryl Robinson
Patricia Kennedy (v)*
David Rowley
Jeffrey Joyner (v)*

Tom Armao
Andrew Marietta
Joshua Edmonds
Jeff Lord

Also, in attendance:

STAFF
Jody Zakrevsky, **CEO**
Meaghan Marino, **Dir. of Finance and Admin.**

*Departed before end of meeting.

CHAIRMAN'S REMARKS

Projects Chair, C. Robinson, welcomed committee members and staff, and moved immediately into the agenda.

MEETING MINUTES

C. Robinson requested a motion to approve the July 8th Project Committee meeting minutes. Committee members were given a draft copy of the minutes prior to the meeting for review. There being no corrections to be made, J. Lord 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 July Projects Committee meeting until now. He also provided members with a detailed update of some of the IDA's priority projects. The following topics were discussed in greater detail:

- **Richfield Springs (RS)/Andela Products** – J. Zakrevsky noted that he has worked with EDA on issuing an RFP for someone to administer this grant for the agency. J. Zakrevsky has been reviewing agencies that have administered EDA grants in the past to send the RFPs to. The RFP will also be published in the Daily Star and on the agency's website. C. Robinson asked where the Town and Village of RS are on their committee to create the water/sewer district needed for the project. J. Zakrevsky advised that most of the town board members and all the village board members have come to an agreement, which they've drafted. In that agreement, most of the responsibility of the district fell back on the IDA. K. Schulte, agency counsel, is currently reviewing the agreement and making corrections to the items that the IDA will not agree to. Members requested to review the agreement after K. Schulte has revised it.
- **Oneonta Rail Yards** – J. Zakrevsky advised the committee about a meeting that was held in the agency's office with the hemp manufacturers, that had previously toured the Rail Yards as a potential site for their project. They included Hartwick College to see if their grain center could cultivate the hemp seeds needed for their project. Hartwick advised that they generally test on products that are related to baking. There had been questions about their project's energy needs and if the Rail Yards could provide gas/electric, however, the company has not provided either figures so the agency has not been able to run the numbers with NYSEG. He did note that NYSEG is going to provide the agency with a proposal to upgrade the transformer/electric lines into the Rail Yards. In other news, Ramble Engineering secured funding for a feasibility study to provide community geothermal to the Rail Yards and surrounding area. Ramble will handle all aspects of the grant, including administration. The geothermal would be a ground-source heat pump that would connect to each end-user to provide heating/cooling.

NEW/UNFINISHED BUSINESS

- **CDBG** – HCR will come to the agency offices to do a monitoring inspection on the CDBG award for Custom Electronics, now that this project has been closed out. HCR sent over a monitoring checklist of items/documents that they expect the agency to have readily available for their visit. J. Zakrevsky sent the checklist to committee members to review.
- **County Microenterprise** – M. Marino worked with the County to award the remaining funds to another Otsego County Business. She advised the committee that Trollbok Farms in Otego received approximately \$19,200 in funding. She also advised that 7 of the 9 businesses awarded have been given their reimbursement and have been closed out.
- **Corning** – We are closing this week on the Corning project, so we should be receiving a wire payment for administrative fees within the next week or so, in the amount of approximately \$147,000. We are also preparing the tax bill for Corning, as this is the first PILOT where the IDA is administering tax bills, as opposed to the County.

- **Next Era** – Our agency was contacted by a representative from Next Era, that is one of the world’s largest producer of solar and wind energy. They are looking to build a 200mw solar facility in the town of Springfield (Otsego Co.) and into the town of Warren (Herkimer Co.). They are looking for a PILOT from both counties. Herkimer County sent our agency a copy of their PILOT application for solar projects, and based on a 200mw facility, the increased taxes on a 200acre solar parcel would be significant, and the cost of this project would be substantial.
- **Housing PILOT** – The agency was approached by a developer regarding a potential housing development in the village of Cooperstown. A. Marietta asked if this was related to the Railroad Ave. development, and J. Zakrevsky advised that it is not. The developer asked to not disclose the location at this time, but just came for information. There was a lengthy discussion on the need for housing in our area, the need to revise our criteria for housing PILOTs, and to revise the housing matrix recently created to support smaller housing projects.

ADJOURNMENT

There being no further business to discuss, D. Rowley made a motion to adjourn the Projects committee meeting at 9:46am.

UPCOMING MEETING SCHEDULE

The next Projects Committee meeting will be held on September 9th, 2021 at 8:00am.