

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

**PROJECTS COMMITTEE
OCTOBER 14th, 2021
MEETING MINUTES**

CALL TO ORDER

The COIDA and OCCRC's joint Projects Committee meeting was called to order at 8:28am 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 included:

Cheryl Robinson
Patricia Kennedy (v)*
David Rowley

Tom Armao (v)
Andrew Marietta (v)
Joshua Edmonds

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 September 16th 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, D. Rowley made a motion to approve the meeting minutes. J. Edmonds 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 September 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 advised that the agency received two bids for EDA grant administration: one from Barton & Loguidice, of Albany, and the other from C.T. Male Associates of Latham. M. Marino advised that some board members may not have received the email with the proposals, as one of them was fairly large. She asked that they reach out to her and she would get them one of the hard copies that the office received prior to the October board meeting. EDA originally advised that the agency needed three proposals, but after advising how we advertised the RFP, they agreed to allow us review the two we received. His hesitation with both firms is that neither has experience administering an EDA grant, however, one does have experience applying for EDA funding. They both have experiencing in administering other grants like, CDBG and ESD. J. Zakrevsky did reviews of both proposals, which he also gave to the board, and advised that he would have a recommendation at the board meeting. He noted that there are two other hold ups with this project. One being that Keystone Engineers, who is working on the bid and construction documents, had an outbreak of COVID-19 in their office, and have not completed the work. The other is that ESD has not sent out the incentive letter for the funding this project received. He has reached out to both for updates, but doesn't have a definitive answer on either.
- **Oneonta Rail Yards** – J. Zakrevsky advised that both Southern Tier 8 and MVEDD are submitting grant applications to EDA for their Build Back Better funding. Southern Tier 8's application focused on the Innovation/Acceleration Center, but mostly water, sewer, natural gas and completion of the roadway. Southern Tier 8 rated that their #1 project. MVEDD's application focused on water, sewer, natural gas, and upgrade of the electric. MVEDD determined Industrial Parks to be their top priority for this funding. C. Robinson noted that the next step for development in the Rail Yards is obviously the build out of the infrastructure, but she asked if the vision afterwards is geared solely to the Innovation/Acceleration Center, or if the thought is to still be open to potential buyers for the property. J. Zakrevsky advised that his thought his that the Innovation/Acceleration Center could be located on one of the first lots, as you enter the park, that already has water/sewer. His hope would be that businesses using the center would then outgrow that space and build into the rest of the park. However, if there were a buyer looking to develop, like Corning, the IDA would obviously still consider any offers. He also noted that we still have the Oneonta Business Park for the Innovation/Acceleration Center, or other potential projects. He did express his concern over a developer, like Corning, asking to move into the Rail Yards, and NYSEG not being able to supply them the natural gas that they would need.
- **Innovation/Acceleration Center** – J. Zakrevsky noted that the budget he provided in the Innovation/Acceleration project tracker is for the ARC Funding, assuming it's awarded. He also noted that he budgeted \$50,000 of the IDA's funds for marketing of the center. Currently, the IDA is spending that much yearly on it's targeted marketing campaign to people in the downstate area. Those funds would be shifted to the center, and focus on marketing to investors with the help of Custom Electronics and IOXUS.

NEW/UNFINISHED BUSINESS

- **Brownfield Summit** – M. Marino reported that she attended the Mohawk Valley Brownfield Summit. This was supposed to be held in-person, but due to COVID concerns, was moved to a virtual event. She presented on two sites in our County; the Oneonta Rail Yards and the County's Highway Garage in Cooperstown. After the meeting, she was contacted by staff of Sano-Rubin construction in Albany about the possibility of doing housing at the Cooperstown highway garage location. A meeting has been set-up to discuss the potential on October 27th. D. Rowley asked A. Marietta if there was a timeline for the County to move out of their garage. A. Marietta advised that the idea has been to build a new garage at BOCES in Milford, but a timeline hasn't been established. An RFP went out to identify potential costs of building a new garage, but A. Marietta was unsure if there had been any responses to the RFP. D. Rowley advised that the Town of Oneonta just completed their new highway garage, and it could be beneficial to get an idea of costs from them. A. Marietta advised that he thought the meeting with Sano-Rubin would be beneficial to jump-start the progress on the County vacating the current garage.
- **Annual Report** – J. Zakrevsky reviewed the 2021 Annual Report with members. He reviews this report with the County's IGA Committee and the full County board. A copy of the report can be found on the IDA's website.

ADJOURNMENT

There being no further business to discuss, J. Edmonds made a motion to adjourn the Projects Committee meeting at 9:15am.

UPCOMING MEETING SCHEDULE

The next Projects Committee meeting will be held on November 11th, 2021 at 8:00am.