

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

**PROJECTS COMMITTEE
FEBRUARY 1ST, 2022
MEETING MINUTES**

CALL TO ORDER

The COIDA and OCCRC's joint Projects Committee meeting was called to order at 8:13am 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:

Craig Gelbsman (v)
Andrew Marietta (v)
Jeffery Joyner

Patricia Kennedy (v)
David Rowley
Tom Armao

Also, in attendance:

STAFF

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

CHAIR'S REMARKS

Projects Chair, C. Robinson, was absent from the meeting. Vice Chair, T. Armao, skipped the chair's remarks and moved immediately into the agenda.

MEETING MINUTES

T. Armao requested a motion to approve the January 13th 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. Joyner 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 January 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)** – J. Zakrevsky advised that Barton & Loguidice has begun their work on the EDA grant, and they've reached out to all involved parties. They reached out to Keystone Associates, who advised that the schedule is to go out to bid in March, award contracts in June, and begin construction in July. EDA is aware of the estimated schedule. Our attorneys are continuing work on the water/sewer agreements between our agency, the Town of RS, and the Village of RS. Andela Products is in the process of moving out of their Utica facility and looking for storage for some of their equipment, until they are ready to build a new building. Her plan is still to move into the RS business park. J. Zakrevsky advised that when the County of Otsego Board agreed to loan the agency \$600,000 towards the completion of Richfield Springs, NYSEG reached out to the agency to advise that this project would need to go before the Public Service Commission (PSC). Barton & Loguidice requested that J. Zakrevsky fill out a form to NYSEG requesting an extension of a line for natural gas and electric. He completed the form and was contacted by NYSEG, who asked for the load numbers on natural gas and electric. J. Zakrevsky advised that those numbers had been given to NYSEG already, but apparently, they had gone through several project managers over the last two years. NYSEG then requested updated numbers, and advised that they would not be able to run the lines until a project goes into construction in the park. He argued that no one will be able to build a building not knowing if they are going to get approval from NYSEG to construct a gas line. There was a brief discussion on NYSEG and ways the agency and Barton & Loguidice could handle their requests.
- **Oneonta Rail Yards** – J. Zakrevsky reached out to agency attorneys regarding using a realtor to market properties. They advised they didn't see why the agency couldn't, but will look into it further.
- **Innovation/Acceleration Center (IAC)** – There have been a series of discussions with the MRB Group regarding whether the agency should purchase an existing building for this project or build a new building with potential funds coming from the RISE grant. One of the issues that came up was if the building needs to be used solely for the IAC, or if you can lease space out to other businesses, as the agency currently does at 189 Main. The MRB Group is broaching these questions with the USDA before continuing on with the application.

NEW/UNFINISHED BUSINESS

- **Springbrook** – J. Zakrevsky advised that he believes the Ford Block housing project will be able to close sometime in April.
- **Systematic Power Manufacturing d/b/a IOXUS** – J. Zakrevsky is still waiting on certain documents from them, but there is a public hearing set for the project on February 9th in the Oneonta Town hall.
- **Nexamp** – In anticipation of a PILOT with NEXAMP for the solar project at Hartwick College, J. Zakrevsky distributed an example of a fee structure for a solar project from Herkimer County. This example is modeled off NYSEDA's standard PILOT for solar projects. The agency has yet to receive the PILOT application for this project.
- **ZAED Properties, LLC.** – The agency held the public hearing on the Chestnut Crossing housing project in Cooperstown. The agency already closed on benefits up to \$100,000 on this project at the January board meeting.

- **State Comptroller's Audit** – The final audit will be released to the public within the next two weeks. Agency staff and board members were all sent a copy of the final report.
- **Trinity Meats** – J. Zakervsky advised Trinity Meats that Empire State Development CFA's are currently open to see if they would be interested in applying for their expansion.
- **OYSA** – OYSA's lease expired on December 31, 2021. M. Marino has been in contact with them regarding resigning a new lease before their upcoming season starts. They advised they would have an answer after their next board meeting.
- **Hartwick College Student Marketing Project** – A Hartwick College marketing class presented their findings on the agency's social media pages and ways that the agency could improve to better reach Otsego County residents and advise them of what we do. M. Marino met with the professor following the presentations who recommended certain students for internships. Those discussions are ongoing.

ADJOURNMENT

There being no further business to discuss, J. Joyner made a motion to adjourn the Projects Committee meeting at 8:33am.

UPCOMING MEETING SCHEDULE

The next Projects Committee meeting will be held on March 10th, 2022 at 8:00am.