

Jeffery Joyner, Chair \* David Rowley, Vice Chair \* Jeffrey Lord, Treasurer \* Craig Gelbsman, Secretary  
Tom Armao \* Patricia Kennedy \* Cheryl Robinson \* Andrew Marietta \* James Seward

Jody Zakrevsky, CEO \* Joseph Scott, Bond Counsel \* Kurt Schulte, Counsel \* Meaghan Marino, Dir. of Finance and Administration

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*The Mission of Otsego Now is to transform Otsego County's economy so that it can provide a prosperous livelihood for all its residents by attracting and retaining business investment from established and growing firms that will bring high-paying skilled jobs to our community.*

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## COIDA BOARD AGENDA THURSDAY, MARCH 24<sup>TH</sup>, 2022

- ROLL CALL
- CHAIR'S REMARKS
- APPROVAL OF MEETING MINUTES
  - February 24<sup>th</sup>, 2022 – COIDA Meeting Minutes
- REPORT OF THE AUDIT & FINANCE COMMITTEE AND TREASURER
- BILLS AND COMMUNICATIONS
- REPORT OF THE PROJECTS COMMITTEE
- NEW AND UNFINISHED BUSINESS
  - PARIS Reporting: Annual Report, Procurement Report, Investment Report
  - Soccer Club Lease – Remaining Issue Water System
  - Public Hearing Resolution: Hickey Golf Incorporated Project
  - Authorizing Submission of USDA Grant Application and Commitment to Cost Share
- PUBLIC COMMENT PERIOD
- EXECUTIVE SESSION, IF NEEDED
- ADJOURNMENT

**COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY**  
**February 24, 2022**

**MEETING MINUTES**

**CALL TO ORDER**

Vice Chair, D. Rowley, called to order the meeting of COIDA at 8:02am. M. Marino conducted roll call and determined there was a quorum. Voting members present included:

David Rowley	Jeffrey Lord (v)
Andrew Marietta (v)*	Tom Armao
Patricia Kennedy (v)	Craig Gelbsman
James Seward	

Absent Board Member(s): Jeffery Joyner, Cheryl Robinson

Also, in attendance:

**STAFF**

Jody Zakrevsky, **CEO**  
Meaghan Marino, **Dir. of Finance and Administration**  
Kurt Schulte, **Agency Counsel (v)**  
Joe Scott, **Bond Counsel (v)**

(v) – virtual

\* arrived after start of meeting.

**CHAIRMAN'S REMARKS**

Vice Chair, D. Rowley, welcomed fellow board members and staff to the February board meeting. He also introduced everyone to the IDA and CRC's newest board member, James Seward.

**MEETING MINUTES**

D. Rowley presented the meeting minutes from the December 23, 2021 COIDA board meeting. Board members were given a copy of the minutes prior to the meeting for review. T. Armao made a motion to approve the meeting minutes. The motion was seconded by J. Lord and it was approved by the remaining members present.

D. Rowley also presented the meeting minutes from the February 1<sup>st</sup> Annual Meeting. Board members were given a copy of the minutes prior to the meeting for review. T. Armao made a motion to approve the meeting minutes. The motion was seconded by P. Kennedy and approved by the remaining members.

## BILLS & COMMUNICATIONS

M. Marino reviewed the bills for the agency since the February 1<sup>st</sup> Audit & Finance Committee meeting. She advised that they most are normal operating expenses for the agency. She did point out a charge for the public hearing notice for ZAED Properties, LLC. that ran in the Daily Star, and a membership fee for Southern Tier 8 that was \$6,000. She pointed out to the board that this was up \$1,000 from previous years. She also reviewed deposits, which were just rent payments for the agency.

## COMMITTEE REPORTS

- ❖ Audit & Finance – The Audit & Finance Committee meeting was held on February 1<sup>st</sup>, 2022. J. Lord, Chair of the Committee, was absent from the meeting. He referred board members to a draft copy of the minutes from that meeting as a review of the Audit & Finance Committee.
- ❖ Governance Committee – The Governance Committee meeting was held on December 9<sup>th</sup>, 2021. Board members were given a draft copy of the minutes from that meeting as a review of the Governance Committee.
- ❖ Projects Committee – The Projects Committee meeting was held on February 1<sup>st</sup>, 2022. T. Armao, Vice Chair of the Committee, referred board members to a draft copy of the minutes from that meeting as a review of the Projects Committee.

## NEW BUSINESS / UNFINISHED BUSINESS

- **ZAED Properties, LLC.** – J. Zakrevsky reminded members that the SEQR Resolution and Public Hearing Resolution for this project were approved by the board at the December board meeting. That public hearing was held on January 24<sup>th</sup>, 2022. He advised that there was one member of the public who attended that meeting, Village of Cooperstown Mayor, Ellen Tillapaugh, who voiced support for the IDA entering into a PILOT agreement for this project. He advised that today's discussion would center around the insurance requirements for the project. Joe Scott advised that regarding the insurance, typically, our projects require \$1,000,000 in the primary and \$5,000,000 in the excess. ZAED Properties, LLC. priced this and concluded that it would be a \$10,000 annual fee for the \$5,000,000 excess. They then did an analysis of the benefits being offered by the IDA (mortgage recording tax, real property tax, and sales tax) and balanced that with the increased costs of the insurance, required by the IDA, the transaction became very thin in terms of benefits. Currently, the company is holding insurance in a \$2,000,000 aggregate, so Joe Scott asked the company to price out a \$2,000,000 excess to see if that worked for them on a financial level. The \$2,000,000 excess would provide a total of \$4,000,000 in coverage for the IDA, who is named as an additional insured. This would be \$2,000,000 less than what the IDA typically requires for coverage, but, according to Joe Scott, is still a considerable amount of coverage. The company is comfortable with this amount, which is why it is now being brought to the board for consideration. J. Lord asked if our IDA has ever waived that requirement. J. Zakrevsky advised that it has not been waived in the time that he has been at the agency, but our IDA has also not done a housing project. T. Armao asked the board if they are comfortable with less protection for the agency on this project. D. Rowley asked the attorneys what the IDA's exposure level is on this project. Joe Scott advised that IDA's set different insurance requirements, but of his 20 IDA clients, only one has a \$3,000,000 limit, where the others all have \$5,000,000 for the excess liability requirement. He did note that smaller projects tend to note the increased costs incurred to them with the liability requirement. He stated that he didn't recall of any legal action being taken against projects in Otsego County, where the IDA was named as an additional insured. He advised of other IDA clients, who had been sued, that counsel's typical

response is go back to the company, whose obligation it would be to defend the IDA and pay any fees with respect to that defense. In most of those cases, the IDA gets dismissed out of the action because the IDA has no real control over the project. He noted that in 40 years of practice he cannot think of an IDA client who has been held liable in these matters. That said, the insurance is for those one in a million cases where it could potentially happen, so the board needs to decide if they feel comfortable dropping the total IDA coverage from \$6,000,000 to \$4,000,000, of they want to go back and push the company to get the IDA's required amount of coverage. Kurt Schulte noted the St. James Manor project, in Otsego County, where a contractor got hurt on the site and the IDA was named in the action, but it was dismissed due to the indemnification language in the documents. After J. Zakrevsky advised that the project cost is \$3.25million, J. Lord asked what the total benefits are to the company. J. Zakrevsky advised an approximate savings of \$18,000 on the recording mortgage tax, approximate savings of \$110,000 in sales tax, and an approximate savings of \$240,000 in real property tax. P. Kennedy asked the difference in insurance costs between what the IDA normally requests vs. what they're willing to provide. J. Zakrevsky advised that, as of the meeting, the client had not yet gotten a quote for the \$2,000,000 excess policy. After a brief discussion, board members agreed to have Joe Scott go back to the clients insurance and see if there's any way they can bring up the aggregate amount, so that the IDA doesn't have to stray from general requirements. They'd also like to know the cost of the policy the client agreed to vs. the policy required by the IDA. Because there are two resolutions on this project, to be decided on today, Joe Scott recommended the board consider them with no deviation the IDA's policies. Assuming the board approves them, and the client agrees to stick to the IDA's insurance requirements, the resolutions would already be approved or denied.

- **NYS Comptroller's Audit** – The board was sent the final copy a couple weeks ago of the NYS Comptroller's audit of the Otsego County IDA, and it was recently released on the Comptroller's website. J. Zakrevsky advised that he received a call from the Daily Star for comment, so there will soon be an article to follow. He explained that he told the Daily Star he looked at the Comptroller's Audit as a positive thing for the agency. After two and a half years in our office, they didn't find any issues presently in our office, and only had remarks on the purchase of the Rail Yards several years ago. P. Kennedy remarked on J. Zakrevsky's response to the audit, which was included in the Comptroller's final report. She noted that his remarks were well-thought out and were a good representation of the efforts that were undertaken during the purchase of the Rail Yards, even though he was not an employee of the agency at that time. J. Lord added that the bottom line of the audit was that there was not enough documentation regarding the amount of time spent discussing the RailYards purchase. That can now be alleviated due to the order that IDA meetings have to be live-streamed, recorded, and posted for public-view.

## RESOLUTIONS

### **Commercial Findings Resolution – ZAED Properties, LLC.**

RESOLUTION (A) DETERMINING THAT THE PROPOSED ZAED PROPERTIES, LLC PROJECT IS A COMMERCIAL PROJECT AND (B) MAKING CERTAIN FINDINGS REQUIRED UNDER THE GENERAL MUNICIPAL LAW.

WHEREAS, County of Otsego Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 252 of the 1973 Laws of New York, as amended, constituting Section 910-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Zaed Properties, LLC, a New York State limited liability company (the "Company"), submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in three parcels of land containing in the aggregate approximately 0.77 acres located at 10 Chestnut Street (tax map number 115.18-2-64.00) and Chestnut Street (tax map number 115.18-2-63.02) and 17 Pine Blvd. (tax map number 115.18-2-49.00) in the Town of Otsego, Village of Cooperstown, Otsego County, New York (collectively, the "Land"), together with the existing buildings located thereon (collectively, the "Existing Facility"), (2) the demolition of the Existing Facility, (3) the construction on the Land of an approximately 16,000 square foot, two (2) story building (the "Facility") and (4) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Equipment") (the Land, the Existing Facility, the Facility, and the Equipment being collectively referred to as the "Project Facility"), all of the foregoing to constitute an approximately 13 unit residential multi-family apartment building to be owned and operated by the Company and any other directly and indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, by resolution adopted by the members of the Agency on December 23, 2021 (the "Public Hearing Resolution"), the Agency authorized a public hearing to be held pursuant to Section 859-a of the Act with respect to the Project; and

WHEREAS, pursuant to the authorization contained in the Public Hearing Resolution, the Chief Executive Officer of the Agency (A) caused notice of a public hearing of the Agency (the "Public Hearing") pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project, to be mailed on January 11, 2022 to the chief executive officers of the county and of each city, town, village and school district in which the Project is or is to be located, (B) caused notice of the Public Hearing to be posted on January 5, 2022 on a bulletin board located at 197 Main Street, 2<sup>nd</sup> Floor in the Town of Otsego, Village of Cooperstown, Otsego County, New York and on January 10, 2022 on the Agency's website, (C) caused notice of the Public Hearing to be published on January 12, 2022 in the Daily Star, a newspaper of general circulation available to the residents of the Town of Otsego, Village of Cooperstown, Otsego County, New York, (D) conducted the Public Hearing on January 24, 2022 at 10:00 o'clock a.m., local time in the Board Room of the County Office Building located at 197 Main Street in the Town of Otsego, Village of Cooperstown, Otsego County, New York, and (E) prepared a report of the Public Hearing (the "Hearing Report") fairly summarizing the views presented at such Public Hearing and caused copies of said Hearing Report to be made available to the members of the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), by resolution adopted by the members of the Agency on December 23, 2021 (the "SEQR Resolution"), the Agency (A) concurred in the determination that the Village of Cooperstown Board of Trustees (the "Board of Trustees") is the "lead agency" with respect to SEQRA and (B) acknowledged receipt of a negative declaration from the Board of Trustees dated May 24, 2021 (the "Negative Declaration"), in which the Board of Trustees determined the Project to be an "unlisted action" that will not have a "significant environmental impact on the environment" and accordingly, that an environmental impact statement is not required to be prepared with respect to the Project (as such quoted terms are defined in SEQRA); and

WHEREAS, by further resolution adopted by the members of the Agency on December 23, 2021 (the "2021 Mortgage/Sales Tax Approval Resolution"), the Agency determined, prior to the Public Hearing, (A) to grant a portion of the Financial Assistance consisting of the exemption form (1) mortgage recording tax and (2) sales tax, which exemption from sales tax and mortgage recording tax will be limited to an amount not to exceed \$100,000 and (B) to enter into a lease agreement dated as of January 1, 2022 (the "Lease Agreement") between the Agency and the Company and certain other documents related thereto and to the Project (collectively with the Lease Agreement, the "Basic Documents"). Pursuant to the terms of the Lease Agreement, (A) the Company will agree (1) to cause the Project to be undertaken and completed, and (2) as agent of the Agency, to undertake and complete the Project and (B) the Agency has leased the Project Facility to the Company. The Lease Agreement grants to the Company certain options to acquire the Project Facility from the Agency; and

WHEREAS, in Opinion of the State Comptroller Number 85-51, the State Comptroller indicated that the determination whether a project that consists of the construction of an apartment house is a commercial activity within the meaning of the Act is to be made by local officials based upon all of the facts relevant to the proposed project, and that any such determination should take into account the stated purpose of the Act, that is, the promotion of employment opportunities and the prevention of economic deterioration; and

WHEREAS, to aid the Agency in determining whether the Project qualifies for Financial Assistance as a commercial project within the meaning of the Act, the Agency has reviewed the following (collectively, the "Project Qualification Documents"): (A) the Application, including the attached Cost Benefit Analysis; and (B) the 2016 Village of Cooperstown Comprehensive Plan; and

WHEREAS, the Agency has given due consideration to the Project Qualification Documents, and to representations by the Company that although the Project constitutes a project where facilities or property that are primarily used in making retail sales to customers who personally visit such facilities constitute more than one-third of the total project cost, the predominant purpose of the Project would be to make available services which would not, but for the Project be reasonably accessible to the residents of Otsego County because of lack of reasonably accessible trade facilities offering such services; and

WHEREAS, pursuant to Section 862(2)(b) of the Act, the Agency would be authorized to provide financial assistance in respect of the Project provided that the obligation of the Agency to proceed with the Project was subject to certain conditions, including (1) following compliance with the procedural requirements of Section 859-a of the Act, a finding by the Agency that the Project would preserve permanent, private sector jobs in the State of New York or increase the overall number of permanent, private sector jobs in the State of New York and (2) confirmation by the Chairman of the Board of Representatives of Otsego County of the proposed action by the Agency with respect to the Project; and

WHEREAS, having complied with the requirements of SEQRA and Section 859-a of the Act with respect to the Project, the Agency now desires, pursuant to Section 862(2)(c) of the Act, to make its final findings with respect to the Project and its final determination whether to proceed with the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. Based upon an examination of the Project Qualification Documents and based further upon the Agency's knowledge of the area surrounding the Project and such further investigation of the Project and its economic effects as the Agency has deemed appropriate, the Agency makes the following findings and determinations with respect to the Project:

- A. The Project is located in an area having a mixture of residential, not-for-profit, commercial, retail, and service uses.
- B. The Project Qualification Documents makes the following comments/findings regarding housing in Otsego County:
  - There is a need for affordable year-round housing
  - There is a lack of long-term leases
  - There is a need for senior housing, universal design or aging in place housing
  - The Village is walkable, safe and a good place to raise a family
  - There is a need for diversity of residents of differing ages, economic situations, social needs and different stages of life
  - There is a need for a variety of housing options that includes price ranges, rental options and accessibility
  - The need to update the Village zoning to allow for a variety of housing options
- C. That undertaking the Project is consistent with the Project Qualification Documents and will assist and maintain current and future residential and commercial development and expansion in the neighborhood area.
- D. The Company has informed representatives of the Agency that the Project is expected to preserved full-time permanent, private sector jobs.
- E. The Company has informed representatives of the Agency that the Company is not aware of any adverse employment impact caused by the undertaking of the Project.

Section 2. Based upon the foregoing review of the Project Qualification Documents and based further upon the Agency's knowledge of the area surrounding the Project Facility and such further investigation of the Project and its economic effects as the Agency has deemed appropriate, the Agency makes the following determinations with respect to the Project:

- A. That although the Project does constitute a project where facilities or property that are primarily used in making retail sales to customers who personally visit such facilities constitute more than one-third of the total project cost, the predominant purpose of the Project would be to make available services which would not, but for the Project be reasonably accessible to the residents of Otsego County because of lack of reasonably accessible trade facilities offering such services.
- B. That (1) the completion of the Project Facility will have an impact upon the creation, retention and expansion of employment opportunities in Otsego County and in the State of New York and (2) the completion of the Project will assist in promoting employment opportunities and assist in preventing economic deterioration in Otsego County and in the State of New York
- C. That the acquisition, reconstruction, renovation and installation of the Project Facility is essential to the retention of existing employment and the creation of new employment opportunities and is essential to the prevention of economic deterioration of businesses and neighborhoods located in Otsego County.
- D. That the Project constitutes a "commercial" project, within the meaning of the Act.

E. That the undertaking of the Project will serve the public purposes of the Act by preserving private sector jobs in the State of New York.

Section 3. Having reviewed the Hearing Report, and having considered fully all comments contained therein, and based upon the findings contained in Section 1 above, the Agency hereby determines to proceed with the Project and the granting of the financial assistance described in the notice of the Public Hearing; provided, however, that no financial assistance shall be provided to the Project by the Agency unless and until the Chairman of the Board of Representatives of Otsego County, New York, as chief executive officer of the Otsego County, New York, shall, pursuant to Section 862(2)(c) of the Act, confirm the proposed action of the Agency with respect to the Project.

Section 4. This Resolution shall take effect immediately.

The board was presented with the Commercial Findings Resolution for the ZAED Properties, LLC. housing project.

A. Marietta made a motion to approve the Commercial Findings Resolution for ZAED Properties, LLC. J. Seward seconded the motion, and it was approved by remaining members through a roll call vote.

### **Approving Resolution – ZAED Properties, LLC.**

RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR ZAED PROPERTIES, LLC (THE "COMPANY").

WHEREAS, County of Otsego Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 252 of the 1973 Laws of New York, as amended, constituting Section 910-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Zaed Properties, LLC, a New York State limited liability company (the "Company"), submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in three parcels of land containing in the aggregate approximately 0.77 acres located at 10 Chestnut Street (tax map number 115.18-2-64.00) and Chestnut Street (tax map number 115.18-2-63.02) and 17 Pine Blvd. (tax map number 115.18-2-49.00) in the Town of Otsego, Village of Cooperstown, Otsego County, New York (collectively, the "Land"), together with the existing buildings located thereon (collectively, the "Existing Facility"), (2) the demolition of the Existing Facility, (3) the construction on the Land of an approximately 16,000 square foot, two (2) story building (the "Facility") and (4) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Equipment") (the Land, the Existing Facility, the Facility, and the Equipment being collectively referred to as the "Project Facility"), all of the foregoing to constitute an approximately 13 unit residential multi-family apartment building to be owned and operated by the Company and any other directly and indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, by resolution adopted by the members of the Agency on December 23, 2021 (the "Public Hearing Resolution"), the Agency authorized a public hearing to be held pursuant to Section 859-a of the Act with respect to the Project; and

WHEREAS, pursuant to the authorization contained in the Public Hearing Resolution, the Chief Executive Officer of the Agency (A) caused notice of a public hearing of the Agency (the "Public Hearing") pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project, to be mailed on January 11, 2022 to the chief executive officers of the county and of each city, town, village and school district in which the Project is or is to be located, (B) caused notice of the Public Hearing to be posted on January 5, 2022 on a bulletin board located at 197 Main Street, 2<sup>nd</sup> Floor in the Town of Otsego, Village of Cooperstown, Otsego County, New York and on January 10, 2022 on the Agency's website, (C) caused notice of the Public Hearing to be published on January 12, 2022 in the Daily Star, a newspaper of general circulation available to the residents of the Town of Otsego, Village of Cooperstown, Otsego County, New York, (D) conducted the Public Hearing on January 24, 2022 at 10:00 o'clock a.m., local time in the Board Room of the County Office Building

located at 197 Main Street in the Town of Otsego, Village of Cooperstown, Otsego County, New York, and (E) prepared a report of the Public Hearing (the "Hearing Report") fairly summarizing the views presented at such Public Hearing and caused copies of said Hearing Report to be made available to the members of the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), by resolution adopted by the members of the Agency on December 23, 2021 (the "SEQR Resolution"), the Agency (A) concurred in the determination that the Village of Cooperstown Board of Trustees (the "Board of Trustees") is the "lead agency" with respect to SEQRA and (B) acknowledged receipt of a negative declaration from the Board of Trustees dated May 24, 2021 (the "Negative Declaration"), in which the Board of Trustees determined the Project to be an "unlisted action" that will not have a "significant environmental impact on the environment" and accordingly, that an environmental impact statement is not required to be prepared with respect to the Project (as such quoted terms are defined in SEQRA); and

WHEREAS, by further resolution adopted by the members of the Agency on December 23, 2021 (the "2021 Mortgage/Sales Tax Approval Resolution"), the Agency determined, prior to the Public Hearing, (A) to grant a portion of the Financial Assistance consisting of the exemption from (1) mortgage recording tax and (2) sales tax, which exemption from sales tax and mortgage recording tax will be limited to an amount not to exceed \$100,000 and (B) to enter into a lease agreement dated as of January 1, 2022 (the "Lease Agreement") between the Agency and the Company and certain other documents related thereto and to the Project (collectively with the Lease Agreement, the "Basic Documents"). Pursuant to the terms of the Lease Agreement, (A) the Company will agree (1) to cause the Project to be undertaken and completed, and (2) as agent of the Agency, to undertake and complete the Project and (B) the Agency has leased the Project Facility to the Company. The Lease Agreement grants to the Company certain options to acquire the Project Facility from the Agency; and

WHEREAS, by further resolution adopted by the members of the Agency on February 24, 2022 (the "Commercial/Retail Finding Resolution"), the Agency (A) determined that the Project constituted a "commercial project" within the meaning of the Act, (B) found that although the Project Facility appears to constitute a project where facilities or properties that are primarily used in making the retail sales of goods or services to customers who personally visit such facilities may constitute more than one-third of the costs of the Project, the Agency is authorized to provide financial assistance in respect of the Project pursuant to Section 862(2)(a) of the Act because the predominant purpose of the Project would be to make available goods or services which would not, but for the Project, be reasonably accessible to residents of Otsego County, New York, because of a lack of reasonably accessible retail trade facilities offering such goods or services, (C) determined, following a review of the Hearing Report, that the Project would serve the public purposes of the Act by preserving permanent private sector jobs in the State of New York, and (D) determined that the Agency would proceed with the Project and the granting of the Financial Assistance; provided however, that no financial assistance would be provided to the Project by the Agency unless and until the Board of Representatives of Otsego County, as the applicable elected body of Otsego County, New York, pursuant to Section 862(2)(c) of the Act, confirmed the proposed action of the Agency with respect to the Project; and

WHEREAS, pursuant to Section 862(2) of the Act, prior to providing the Financial Assistance to the Project, the Chairman of the Board of Representatives of Otsego County, New York, must confirm the proposed action of the Agency; and

WHEREAS, the Agency has given due consideration to the Application, and to representations by the Company that (A) the granting by the Agency of the Financial Assistance with respect to the Project will be an inducement to the Company to undertake the Project in Otsego County, New York and (B) the completion of the Project will not result in the removal of a plant or facility of any proposed occupant of the Project Facility from one area of the State of New York to another area in the State of New York and will not result in the abandonment of one or more plants or facilities of any occupant of the Project Facility located in the State of New York; and

WHEREAS, the Agency desires to encourage the Company to preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of Otsego County, New York by undertaking the Project in Otsego County, New York; and

WHEREAS, in order to consummate the Project and the granting of the Financial Assistance described in the notice of the Public Hearing, the Agency proposes to enter into the following documents (hereinafter collectively referred to as the "Agency Documents"): (A) a certain lease to agency (the "Lease to Agency" or the "Underlying Lease") by and between the Company, as landlord, and the Agency, as tenant, pursuant to which the Company will lease to the Agency a portion of the Land and all improvements now or hereafter located on said portion of the Land (collectively, the "Leased Premises"); (B) a certain license agreement (the "License to Agency" or the "License Agreement") by and between the Company, as licensor, and the Agency, as licensee, pursuant to which the Company will grant to the Agency (1) a license to enter upon the balance of the Land (the "Licensed Premises") for the purpose of undertaking and completing the Project and (2) in the event of an occurrence of an Event of Default by the Company, an additional license to enter upon the Licensed Premises for the purpose of pursuing its remedies under the Lease Agreement (as hereinafter defined); (C) a lease agreement (and a memorandum thereof) (the "Lease Agreement") by and between the Agency and the Company, pursuant to which, among other things, the Company agrees to undertake the Project as agent of the Agency and the Company further agrees to lease the Project Facility from the Agency and, as rental thereunder, to pay the Agency's administrative fee relating to the Project and to pay all expenses incurred by the Agency with respect to the Project; (D) a payment in lieu of tax agreement (the "Payment in Lieu of Tax Agreement") by and between the Agency and the Company, pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Project Facility; (E) a uniform agency project agreement (the "Uniform Agency Project Agreement") by and between the Agency and the Company regarding the granting of the financial assistance and the potential recapture of such assistance; (F) a certain recapture agreement (the "Section 875 GML Recapture Agreement") by and between the Company and the Agency, required by the Act, regarding the recovery or recapture of certain sales and use taxes; (G) a sales tax exemption letter (the "Sales Tax Exemption Letter") to ensure the granting of the sales tax exemption which forms a part of the Financial Assistance; (H) a New York State Department of Taxation and Finance form entitled "IDA Appointment of Project Operator or Agency for Sales Tax Purposes" (the form required to be filed pursuant to Section 874(9) of the Act) (the "Thirty-Day Sales Tax Report") and any additional



report to the Commissioner of the State Department of Taxation and Finance concerning the amount of sales tax exemption benefit for the Project (the "Additional Thirty-Day Project Report"); (I) if the Company intends to finance the Project with borrowed money, a mortgage and any other security documents and related documents (collectively, the "Mortgage") from the Agency and the Company to the Company's lender with respect to the Project ("the "Lender"), which Mortgage will grant a lien on and security interest in the Project Facility to secure a loan from the Lender to the Company with respect to the Project (the "Loan"); (J) if the Company intends to request the Agency to appoint (1) the Company, as agent of the Agency and (2) a contractor or contractors, as agent(s) of the Agency prior to closing on the Project and the Lease Agreement, agency and indemnification agreements, interim Section 875 GML recapture agreements, interim sales tax exemption letters and interim thirty-day sales tax reports (collectively, the "Interim Documents"); and (K) various certificates relating to the Project (the "Closing Documents");

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. All action taken by the Chief Executive Officer of the Agency with respect to the Public Hearing with respect to the Project is hereby ratified and confirmed.

Section 2. The law firm of Hodgson Russ LLP is hereby appointed Special Agency Counsel to the Agency with respect to all matters in connection with the Project. Special Agency Counsel for the Agency is hereby authorized, at the expense of the Company, to work with the Company, counsel to the Company, counsel to the Agency and others to prepare, for submission to the Agency, all documents necessary to effect the transactions contemplated by this Resolution. Special Agency Counsel has prepared and submitted an initial draft of the Agency Documents to staff of the Agency.

Section 3. The Agency hereby finds and determines that:

- (A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act;
- (B) The Project constitutes a "project," as such term is defined in the Act;
- (C) The Project site is located entirely within the boundaries of Otsego County, New York;
- (D) It is estimated at the present time that the costs of the planning, development, acquisition, construction, reconstruction and installation of the Project Facility (collectively, the "Project Costs") will be approximately \$3,296,990;
- (E) The completion of the Project will not result in the removal of a plant or facility of any proposed occupant of the Project Facility from one area of the State of New York to another area in the State of New York and will not result in the abandonment of one or more plants or facilities of any occupant of the Project Facility located in the State of New York;
- (F) Although the Project constitutes a project where facilities or property that are primarily used in making retail sales to customers who personally visit such facilities constitute more than one-third of the total project cost, the Company has represented to the Agency that (1) the predominant purpose of the Project would be to make available goods or services which would not, but for the Project, be reasonably accessible to residents of Otsego County, New York, because of a lack of reasonably accessible facilities offering such goods or services, and (2) completion of the Project will serve the public purposes of the Act by preserving the overall number of permanent, private sector jobs in the State of New York;
- (G) The granting of the Financial Assistance by the Agency with respect to the Project will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of Otsego County, New York and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act;
- (H) The Agency has reviewed the Hearing Report and has fully considered all comments contained therein;
- (I) The Project should receive the Financial Assistance in the form of exemptions from sales tax, mortgage recording tax and real property tax based on the description of expected public benefits to occur as a result of this Project, as described on Exhibit A attached hereto and failure by the Company to meet the expected public benefits will result in a recapture event; and
- (J) It is desirable and in the public interest for the Agency to enter into the Agency Documents.

Section 4. In consequence of the foregoing, the Agency hereby determines to: (A) accept the License Agreement; (B) lease the Project Facility to the Company pursuant to the Lease Agreement; (C) acquire, construct and install the Project Facility, or cause the Project Facility to be acquired, installed and constructed; (D) enter into the Payment in Lieu of Tax Agreement; (E) enter into the Uniform Agency Project Agreement; (F) enter into the Section 875 GML Recapture Agreement; (G) secure the Loan by entering into the Mortgage; and (H) grant the Financial Assistance with respect to the Project; provided, however, that no financial assistance shall be provided to the Project by the Agency unless and until the Chairman of the Board of Representatives of Otsego County, New York, as the applicable elected body of Otsego County, New York, shall, pursuant to Section 862(2)(c) of the Act, confirm the proposed action of the Agency with respect to the Project.

Section 5. Subject to the provisions of Section 4 hereof, the Agency is hereby authorized (A) to acquire a license in the Licensed Premises pursuant to the License Agreement, (B) to acquire a leasehold interest in the Leased Premises pursuant to the Underlying Lease, (C) to acquire title to the Equipment pursuant to a bill of sale (the "Bill of Sale to Agency") from the Company to the Agency, and (D) to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisitions are hereby approved, ratified and confirmed.

Section 6. Subject to the provisions of Section 4 hereof, the Agency is hereby authorized to acquire, construct and install the Project Facility as described in the Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition, construction and installation are hereby ratified, confirmed and approved.

Section 7. The Chairman (or Vice Chairman) of the Agency, with the assistance of Agency Counsel and/or Special Counsel, is authorized to negotiate and approve the form and substance of the Agency Documents.

Section 8. (A) The Chairman (or Vice Chairman) of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Agency Documents, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in the forms thereof as the Chairman (or Vice Chairman) shall approve, the execution thereof by the Chairman (or Vice Chairman) to constitute conclusive evidence of such approval.

(B) The Chairman (or Vice Chairman) of the Agency is hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 9. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 10. This Resolution shall take effect immediately.

The board was presented with the Approving Resolution for the ZAED Properties, LLC. housing project.

A. Marietta made a motion to approve the Public Hearing Resolution for ZAED Properties, LLC. J. Lord seconded the motion, and it was approved by remaining members through a roll call vote.

## **PUBLIC COMMENT**

There was no public in attendance.

## **ADJOURNMENT**

T. Armao made a motion to adjourn the meeting of the IDA board at 8:34am.

## **UPCOMING MEETING SCHEDULE**

- COIDA/OCCRC Audit & Finance Committee Meeting / Projects Committee Meeting – March 10, 2022
- COIDA/OCCRC Board Meeting – March 24, 2022

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

**COIDA EXPENSES**  
**3/10/2022 - 3/23/2022**

<b>Vendor</b>	<b>Amount Due</b>	<b>Due Date</b>	<b>Reimbursable?</b>	<b>Notes</b>
BST	\$90.16			feb. '22 audit prep
Controlled Cut Tree	\$300.00			tree removal 9 Shaffer Ave
Daily Star	\$71.62			town of oneonta legal notice IOXUS cdbg
GreatAmerica	\$167.25	27-Mar		copier agreement
Hummel's	\$61.20			office supplies
ISD	\$339.98			gotomypc - annual
ISD	\$73.75			monthly email exchange
NYSEDC	\$5,000			annual meeting reception - Coop May 25, 2022
Paperkite	\$4,611.11			marketing campaign
Spectrum	\$39.99	22-Mar		cade phonlines
Spectrum	\$289.95	27-Mar		otsego now wifi/voice

**COIDA TOTAL      \$11,045.01**

<b>COIDA DEPOSITS</b> <b>3/10/2022 - 3/23/2022</b>
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<b>Vendor</b>	<b>Amount</b>	<b>Date of Deposit</b>	<b>Notes</b>
Hickey Golf, Inc.	\$200	23-Mar	PILOT app fee
US House of Representatives	\$750.00	18-Mar	march '22 rent

<b>TOTAL</b>	<b>\$950.00</b>
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Annual Report for Olsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Governance Information (Authority-Related)**

Question	Response	URL (if Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800(9) of PAL?		
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?		
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?		N/A
4. Does the independent auditor provide non-audit services to the Authority?		N/A
5. Does the Authority have an organization chart?		
6. Are any Authority staff also employed by another government agency?		
7. Does the Authority have Claw Back agreements?		N/A
8. Has the Authority posted their mission statement to their website?		
9. Has the Authority's mission statement been revised and adopted during the reporting period?		
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		N/A

Question	Response	URL (if Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	N/A	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	N/A	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	N/A	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?		N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		
7. Has the Board adopted bylaws and made them available to Board members and staff?		
8. Has the Board adopted a code of ethics for Board members and staff?		
9. Does the Board review and monitor the Authority's implementation of financial and management controls?		N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?		N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation		N/A
Time and Attendance		N/A
Whistleblower Protection		N/A
Defense and Indemnification of Board Members		N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?		N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?		N/A
14. Was a performance evaluation of the board completed?		N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?		N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?		N/A
17. Has the board adopted a Uniform Tax Exemption Policy(UTEF) according to Section 874(4) of GML?		

**Board of Directors Listing**

Name	Armao, Thomas	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	9/21/2017	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Edmonds, Joshua	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/6/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Gelbsman, Craig	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/2/2014	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	No

Name	Joyner, Jeff	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	No
Term Start Date	9/21/2017	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	



Name	Kennedy, Patricia	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	9/21/2017	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Lord, Jeffrey C	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/6/1999	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	Marietta, Andrew	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/7/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

Name	Robinson, Cheryl	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	12/7/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Rowley, David	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/7/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Olsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Staff Listing**

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	if yes is payment made by state or local government
Marino, Meaghan	Director of Finance and Administration	Professional	COIDA			FT	Yes	\$43,000.00	\$43,000.10	\$0.00	\$0.00	\$0.00	\$3,000.00	\$46,000.10	No	
Zakrevsky, Jody P	CEO	Executive	COIDA			FT	Yes	\$105,000.00	\$107,115.71	\$0.00	\$0.00	\$0.00	\$0.00	\$107,115.71	No	

**Benefit Information**

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority?

**Board Members**

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation Allowance	Housing Allowance	Spousal / Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Armac, Thomas	Board of Directors													
Edmonds, Joshua	Board of Directors													
Gelbsman, Craig	Board of Directors													
Joyner, Jeff	Board of Directors													
Kennedy, Patricia	Board of Directors													
Lord, Jeffrey C	Board of Directors													
Marietta, Andrew	Board of Directors													
Robinson, Cheryl	Board of Directors													
Rowley, David	Board of Directors													

**Staff**

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation Allowance	Housing Allowance	Spousal / Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Zakrevsky, Jody P	CEO													

Annual Report for Otsego County Industrial Development Agency  
 Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
 Status: UNSUBMITTED  
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**Subsidiary/Component Unit Verification**

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	Yes	No
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Authority and not independently filing reports in PARIS?		

Name of Subsidiary/Component Unit	Status

**Request Subsidiary/Component Unit Change**

Name of Subsidiary/Component Unit	Status	Requested Changes

**Request Add Subsidiaries/Component Units**

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit

**Request Delete Subsidiaries/Component Units**

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name



Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
 Status: UNSUBMITTED  
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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Assets		Amount
<b>Current Assets</b>		
	Cash and cash equivalents	\$0.00
	Investments	\$0.00
	Receivables, net	\$0.00
	Other assets	\$0.00
	<b>Total Current Assets</b>	\$0.00
<b>Noncurrent Assets</b>		
	Restricted cash and investments	\$0.00
	Long-term receivables, net	\$0.00
	Other assets	\$0.00
	<b>Capital Assets</b>	
	Land and other nondepreciable property	\$0.00
	Buildings and equipment	\$0.00
	Infrastructure	\$0.00
	Accumulated depreciation	\$0.00
	<b>Net Capital Assets</b>	\$0.00
	<b>Total Noncurrent Assets</b>	\$0.00
<b>Total Assets</b>		\$0.00
<b>Liabilities</b>		
<b>Current Liabilities</b>		
	Accounts payable	\$0.00
	Pension contribution payable	\$0.00
	Other post-employment benefits	\$0.00
	Accrued liabilities	\$0.00
	Deferred revenues	\$0.00
	Bonds and notes payable	\$0.00
	Other long-term obligations due within one year	\$0.00
	<b>Total Current Liabilities</b>	\$0.00
<b>Noncurrent Liabilities</b>		\$0.00

Annual Report for Olsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
Status: UNSUBMITTED  
Certified Date: N/A

	Pension contribution payable	\$0.00
	Other post-employment benefits	\$0.00
	Bonds and notes payable	\$0.00
	Long Term Leases	\$0.00
	Other long-term obligations	\$0.00
	Total Noncurrent Liabilities	\$0.00
<b>Total Liabilities</b>		\$0.00
<b>Net Asset (Deficit)</b>		\$0.00
<b>Net Assets</b>		\$0.00
	Invested in capital assets, net of related debt	\$0.00
	Restricted	\$0.00
	Unrestricted	\$0.00
	Total Net Assets	\$0.00

**SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS**

	Amount
<b>Operating Revenues</b>	
Charges for services	\$0.00
Rental & financing income	\$0.00
Other operating revenues	\$0.00
Total Operating Revenue	\$0.00
<b>Operating Expenses</b>	
Salaries and wages	\$0.00
Other employee benefits	\$0.00
Professional services contracts	\$0.00
Supplies and materials	\$0.00
Depreciation & amortization	\$0.00
Other operating expenses	\$0.00
Total Operating Expenses	\$0.00
<b>Operating Income (Loss)</b>	
<b>Nonoperating Revenues</b>	
Investment earnings	\$0.00
State subsidies/grants	\$0.00
Federal subsidies/grants	\$0.00





Public Authorities Reporting Information System

Annual Report for Olsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
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 Certified Date: N/A

Municipal subsidies/grants		\$0.00
Public authority subsidies		\$0.00
Other nonoperating revenues		\$0.00
<b>Total Nonoperating Revenue</b>		\$0.00
Interest and other financing charges		\$0.00
Subsidies to other public authorities		\$0.00
Grants and donations		\$0.00
Other nonoperating expenses		\$0.00
<b>Total Nonoperating Expenses</b>		\$0.00
<b>Income (Loss) Before Contributions</b>		\$0.00
Capital Contributions		\$0.00
Change in net assets		\$0.00
Net assets (deficit) beginning of year		\$4,768,118.00
Other net assets changes		\$0.00
<b>Net assets (deficit) at end of year</b>		\$0.00

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
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Current Debt

Question		Response
1.	Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2.	If yes, has the Authority issued any debt during the reporting period?	No

New Debt Issuances

**Schedule of Authority Debt**

Type of Debt	Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation					
State Obligation					
State Obligation					
State Obligation					
Other State-Funded					
Authority Debt - General Obligation					
Authority Debt - Revenue					
Authority Debt - Other					
Conduit	0.00	345,000.00	0.00	0.00	345,000.00
Conduit					
<b>TOTALS</b>	0.00	345,000.00	0.00	0.00	345,000.00



Annual Report for Olsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
Status: UNSUBMITTED  
Certified Date: N/A

Real Property Acquisition/Disposal List

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.



Annual Report for Olsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
Status: UNSUBMITTED  
Certified Date: N/A

Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.

Annual Report for Olsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
 Status: UNSUBMITTED  
 Certified Date: N/A

Property Documents

Question	Response	URL (if Applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	<a href="https://o1segonow.com/about-the-ida-and-ocrcr/documents-and-reports/">https://o1segonow.com/about-the-ida-and-ocrcr/documents-and-reports/</a>
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	<a href="https://o1segonow.com/about-the-ida-and-ocrcr/documents-and-reports/">https://o1segonow.com/about-the-ida-and-ocrcr/documents-and-reports/</a>
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A



Annual Report for Otsego County Industrial Development Agency

Run Date: 03/22/2022  
 Status: UNSUBMITTED  
 Certified Date: N/A

IDA Projects

General Project Information		Project Code	3601-10-02	Project Tax Exemptions & PILOT		Payment Information	
Project Type	Lease	Project Name	Brewery Ommegang Expansion	State Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Original Project Code		Local Sales Tax Exemption		\$0.00	
Project Purpose Category	Manufacturing	Total Project Amount	\$1,650,000.00	County Real Property Tax Exemption		\$20,253.00	
Benefited Project Amount	\$516,000.00	Benefited Project Amount	\$516,000.00	Local Property Tax Exemption		\$23,017.00	
Bond/Note Amount	\$0.00	Original Project Code		School Property Tax Exemption		\$117,020.00	
Annual Lease Payment		Total Project Amount	\$1,650,000.00	Mortgage Recording Tax Exemption		\$0.00	
Federal Tax Status of Bonds	Not For Profit	Benefited Project Amount	\$516,000.00	Total Exemptions		\$160,290.00	
Date Project approved	12/3/2009	Bond/Note Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Did IDA took Title to Property	Yes	Annual Lease Payment		Pilot payment Information			
Date IDA Took Title to Property	2/26/2010	Federal Tax Status of Bonds	Not For Profit	County PILOT		\$19,407.00	Actual Payment Made \$19,407.00
Year Financial Assistance is Planned to End	2026	Date Project approved	12/3/2009	Local PILOT		\$21,969.00	\$19,407.00
Notes		Did IDA took Title to Property	Yes	School District PILOT		\$110,741.00	\$21,969.00
Location of Project	656 County Highway 33	Date IDA Took Title to Property	2/26/2010	Total PILOT		\$152,117.00	\$110,741.00
Address Line1		Year Financial Assistance is Planned to End	2026	Net Exemptions		\$8,173.00	\$152,117.00
Address Line2		Notes		Project Employment Information			
City	COOPERSTOWN	Location of Project	656 County Highway 33	# of FTEs before IDA Status		27.00	
State	NY	Address Line1		Original Estimate of Jobs to be Created		6.00	
Zip - Plus4	13326	Address Line2		Average Estimated Annual Salary of Jobs to be Created (at Current Market rates)		0.00	
Province/Region	United States	City	COOPERSTOWN	Annualized Salary Range of Jobs to be Created		132,000.00	To: 150,000.00
Country	United States	State	NY	Original Estimate of Jobs to be Retained		22.00	
Applicant Information		Zip - Plus4	13326	Estimated Average Annual Salary of Jobs to be Retained (at Current Market rates)		22,000.00	
Applicant Name	Brouwerj Belame	Province/Region	United States	# of FTE Construction Jobs during Fiscal Year		28.00	
Address Line1	656 County Highway 33	Country	United States	Current # of FTEs		0.00	
Address Line2		Applicant Information		Net Employment Change		1.00	
City	COOPERSTOWN	Applicant Name	Brouwerj Belame	Project Status			
State	NY	Address Line1	656 County Highway 33	Current Year Is Last Year for Reporting			
Zip - Plus4	13326	Address Line2		There is no Debt Outstanding for this Project			
Province/Region	USA	City	COOPERSTOWN	IDA Does Not Hold Title to the Property			
Country	USA	State	NY	The Project Receives No Tax Exemptions			

Annual Report for Otsego County Industrial Development Agency  
 Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3601-28-02	State Sales Tax Exemption	\$0.00	Actual Payment Made	\$8,320.00
Project Type	Lease	Local Sales Tax Exemption	\$0.00	Payment Due Per Agreement	\$8,320.00
Project Name	Coming Expansion	County Real Property Tax Exemption	\$9,500.00		
Project Part of Another Phase or Multi Phase Original Project Code	No	Local Property Tax Exemption	\$29,305.00		
Project Purpose Category	Manufacturing	School Property Tax Exemption	\$59,433.00		
Total Project Amount	\$11,000,000.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$630,047.00	Total Exemptions	\$98,238.00		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00		
Annual Lease Payment	\$0.00	Pilot payment Information			
Federal Tax Status of Bonds	Not For Profit	County PILOT	\$8,320.00		
Date Project approved	7/2/2018	Local PILOT	\$25,664.00		
Did IDA took Title to Property	Yes	School District PILOT	\$50,800.00		
Date IDA Took Title to Property	7/2/2018	Total PILOT	\$84,784.00		
Year Financial Assistance is Planned to End	2035	Net Exemptions	\$13,454.00		
Notes	Pilots Payments Begin in 2021	Project Employment Information			
Location of Project		# of FTEs before IDA Status	175.00		
Address Line1	275 River Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ONEONTA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	175.00		
Zip - Plus4	13820	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00		
Province/Region	United States	Current # of FTEs	184.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information	Coming	Net Employment Change	9.00		
Applicant Name	275 River Street	Project Status			
Address Line1	ONEONTA	Current Year is Last Year for Reporting			
Address Line2	NY	There is no Debt Outstanding for this Project			
City	13820	IDA Does Not Hold Title to the Property			
State	USA	The Project Receives No Tax Exemptions			
Zip - Plus4					
Province/Region					
Country					





PARIS Public Authorities Reporting Information System

Annual Report for Otsego County Industrial Development Agency  
 Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3601-21-01	State Sales Tax Exemption	\$24,743.00	Actual Payment Made	\$0.00
Project Type	Lease	Local Sales Tax Exemption	\$24,743.00	Payment Due Per Agreement	\$0.00
Project Name	Corning Expansion II	County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$14,703,000.00	Total Exemptions	\$49,486.00		
Benefited Project Amount	\$837,570.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds					
Not For Profit	No	County PILOT	\$0.00		
Date Project approved	4/22/2021	Local PILOT	\$0.00		
Did IDA took Title to Property	Yes	School District PILOT	\$0.00		
Date IDA Took Title to Property	8/31/2021	Total PILOT	\$0.00		
Year Financial Assistance is Planned to End	2026	Net Exemptions	\$49,486.00		
Notes		Project Employment Information			
Location of Project					
Address Line1	275 River Street	# of FTEs before IDA Status	184.00		
Address Line2		Original Estimate of Jobs to be Created	9.00		
City	ONEONTA	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	80,000.00		
State	NY	Annualized Salary Range of Jobs to be Retained	50,000.00	To:	100,000.00
Zip - Plus4	13820	Original Estimate of Jobs to be Retained	175.00		
Province/Region	United States	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	54,500.00		
Country	Corning	# of FTE Construction Jobs during Fiscal Year	184.00		
Applicant Name	275 River Street	Net Employment Change	102.00		
Address Line1			0.00		
Address Line2		Project Status			
City	ONEONTA	Current Year is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13820	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3601-00-04	State Sales Tax Exemption	\$0.00	Actual Payment Made	Payment Due Per Agreement
Project Type	Lease	Local Sales Tax Exemption	\$0.00	\$0.00	\$0.00
Project Name	Elizabeth Hotels	County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$5,553,594.00	Total Exemptions	\$0.00		
Benefitted Project Amount	\$524,507.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment information			
Annual Lease Payment	\$0.00	County PILOT	\$0.00		
Federal Tax Status of Bonds	No	Local PILOT	\$0.00		
Not For Profit	2/17/2000	School District PILOT	\$0.00		
Date Project approved	Yes	Total PILOT	\$0.00		
Did IDA took Title to Property	3/1/2000	Net Exemptions	\$0.00		
Date IDA Took Title to Property	2015				
Year Financial Assistance Is Planned to End		Project Employment Information			
Notes	Construction of new hotel on Main Street in Oneonta				
	Financial Assistance is anticipated to end in 2021 (end of Pilot Agreement).				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Main Street	Original Estimate of Jobs to be Created	75.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created (at Current Market rates)	25,000.00		
City	ONEONTA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13820	Estimated Average Annual Salary of Jobs to be Retained (at Current Market rates)	0.00		
Province/Region	United States	# of FTE Construction Jobs during Fiscal Year	4.00		
Country		Net Employment Change	0.00		
Applicant Information		Project Status			
Applicant Name	Elizabeth Hotels	Current Year Is Last Year for Reporting			
Address Line1	705 Erie Blvd	There is no Debt Outstanding for this Project			
Address Line2		IDA Does Not Hold Title to the Property			
City	SYRACUSE	The Project Receives No Tax Exemptions			Yes
State	NY				
Zip - Plus4	13204				
Province/Region					
Country	USA				





General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3601-04-03	State Sales Tax Exemption	\$0.00	Actual Payment Made	\$0.00
Project Type	Lease	Local Sales Tax Exemption	\$0.00	County PILOT	\$0.00
Project Name	Lutz Feed	County Real Property Tax Exemption	\$0.00	Local PILOT	\$0.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	School District PILOT	\$0.00
Original Project Code		School Property Tax Exemption	\$0.00	Total PILOT	\$0.00
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	Net Exemptions	\$0.00
Total Project Amount	\$908,000.00	Total Exemptions	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Benefited Project Amount	\$88,810.00	PILOT payment Information			
Bond/Note Amount	\$0.00				
Annual Lease Payment					
Federal Tax Status of Bonds	No				
Not For Profit	7/10/2003				
Date Project approved	Yes				
Did IDA took Title to Property	5/17/2004				
Date IDA Took Title to Property	2019				
Year Financial Assistance is Planned to End					
Notes	Construction of warehouse with bagging equipment, forklifts and other related equipment to support a manufacturer of animal feed				
Location of Project	Revised end year of this project is 2022 (added 12/21/20)				
Address Line1	80 Lower River Street	# of FTEs before IDA Status	25.00		
Address Line2		Original Estimate of Jobs to be Created	6.00		
City	ONEONTA	Average Estimated Annual Salary of Jobs to be Created (at Current Market rates)	25,000.00		
State	NY	Annualized Salary Range of Jobs to be Created	120,000.00	To:	170,000.00
Zip - Plus4	13820	Original Estimate of Jobs to be Retained	0.00		
Province/Region	United States	Estimated Average Annual Salary of Jobs to be Retained (at Current Market rates)	25.00		
Country		# of FTE Construction Jobs during Fiscal Year	33.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Lutz Feed Corp		8.00		
Address Line1	80 Lower River Street	Project Status			
Address Line2		Current Year is Last Year for Reporting			
City	ONEONTA	There is no Debt Outstanding for this Project			
State	NY	IDA Does Not Hold Title to the Property			
Zip - Plus4	13820	The Project Receives No Tax Exemptions			
Province/Region					
Country	USA				

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3601-15-01				
Project Type	Lease				
Project Name	Northern Eagle	State Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Sales Tax Exemption	\$6,032.00		
Original Project Code		County Real Property Tax Exemption	\$5,877.00		
Project Purpose Category	Construction	School Property Tax Exemption	\$44,611.00		
Total Project Amount	\$5,500,000.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$5,500,000.00	Total Exemptions	\$56,520.00		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b			
Annual Lease Payment	\$0.00	Pilot payment information			
Federal Tax Status of Bonds	Not For Profit			Actual Payment Made	Payment Due Per Agreement
Date Project approved	9/4/2014	County PILOT	\$1,834.00	\$1,834.00	\$1,834.00
Did IDA took Title to Property	Yes	Local PILOT	\$1,787.00	\$1,787.00	\$1,787.00
Date IDA Took Title to Property	12/1/2015	School District PILOT	\$13,565.00	\$13,565.00	\$13,565.00
Year Financial Assistance is Planned to End	2026	Total PILOT	\$17,186.00	\$17,186.00	\$17,186.00
Notes	Construction of a 64,000SF building on Browne Street in Oneonta for use as a commercial and manufacturing warehouse facility for warehousing, distribution, and office space	Net Exemptions	\$39,334.00		
Location of Project		Project Employment Information			
Address Line1	41 Browne Street	# of FTEs before IDA Status	33.00		
Address Line2		Original Estimate of Jobs to be Created	7.00		
City	ONEONTA	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,850.00		
State	NY	Annualized Salary Range of Jobs to be Created	23,000.00	To: 38,000.00	
Zip - Plus4	13820	Original Estimate of Jobs to be Retained	33.00		
Province/Region	United States	Estimated Average Annual Salary of Jobs to be Retained	28,850.00		
Country	Northern Eagle, LLC	Retained(at Current Market rates)	48.00		
Applicant Name	7 Railroad Avenue	Current # of FTEs	0.00		
Address Line1		# of FTE Construction Jobs during Fiscal Year	15.00		
Address Line2		Net Employment Change			
City	ONEONTA	Project Status			
State	NY	Current Year Is Last Year for Reporting			
Zip - Plus4	13820	There is no Debt Outstanding for this Project			
Province/Region		IDA Does Not Hold Title to the Property			
Country	USA	The Project Receives No Tax Exemptions			



Annual Report for Otsego County Industrial Development Agency

Run Date: 03/22/2022  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3601-18-02				
Project Type	Lease				
Project Name	Oneonta Railyard Redevelopment	State Sales Tax Exemption			
Project Part of Another Phase or Multi Phase	No	Local Sales Tax Exemption			
Original Project Code		County Real Property Tax Exemption			
Project Purpose Category	Manufacturing	Local Property Tax Exemption			
Total Project Amount	\$5,600,000.00	School Property Tax Exemption			
Benefited Project Amount	\$5,600,000.00	Mortgage Recording Tax Exemption			
Bond/Note Amount		Total Exemptions		\$0.00	
Annual Lease Payment	\$0.00	Total Exemptions Net of RPTL Section 485-b			
Federal Tax Status of Bonds		Pilot payment information			
Not For Profit				Actual Payment Made	
Date Project approved	4/26/2018	County PILOT		Payment Due Per Agreement	
Did IDA took Title to Property	Yes	Local PILOT			
Date IDA Took Title to Property	4/30/2018	School District PILOT			
Year Financial Assistance is Planned to End	2023	Total PILOT		\$0.00	
Notes	The agreement calls for the IDA to lease the property from the Local Development Corporation for five (5) years allowing the IDA time to develop the property for a commercial/industrial park containing approximately 80 acres of land located on Roundhouse Road in the City of Oneonta/Town of Oneonta. Phase I of the redevelopment of the site is the repaying of Roundhouse Road and installation of new solar battery street-lights. New signage will also be installed.				
Location of Project	Roundhouse Road	Net Exemptions		\$0.00	
Address Line1		Project Employment Information			
Address Line2		# of FTEs before IDA Status		0.00	
City	ONEONTA	Original Estimate of Jobs to be Created		20.00	
State	NY	Average Estimated Annual Salary of Jobs to be Created (at Current Market rates)		35,000.00	
Zip - Plus4	13820	Annualized Salary Range of Jobs to be Retained		25,000.00	
Province/Region	United States	Original Estimate of Jobs to be Retained		0.00	
Country	Oneonta Railyard Local Development Corporation	Estimated Average Annual Salary of Jobs to be Retained (at Current Market rates)		0.00	
Applicant Name	189 Main Street	# of FTE Construction Jobs during Fiscal Year			
Address Line1		Net Employment Change			
Address Line2		Project Status			
City	ONEONTA	Current # of FTEs			
State	NY	# of FTE Construction Jobs during Fiscal Year			
Zip - Plus4	13820	Net Employment Change			
Province/Region		Current Year is Last Year for Reporting			
Country	USA	There is no Debt Outstanding for this Project			
		IDA Does Not Hold Title to the Property			
		The Project Receives No Tax Exemptions			





General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3601-98-03		
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	
Project Name	St. James Retirement Community, Inc.	Local Sales Tax Exemption	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	
Original Project Code		Local Property Tax Exemption	
Project Purpose Category	Services	School Property Tax Exemption	
Total Project Amount	\$4,500,000.00	Mortgage Recording Tax Exemption	
Benefited Project Amount	\$4,080,000.00	Total Exemptions	\$0.00
Bond/Note Amount	\$4,080,000.00	Total Exemptions Net of RPTL Section 485-b	
Annual Lease Payment		Pilot payment Information	
Federal Tax Status of Bonds	Tax Exempt		Actual Payment Made
Not For Profit	Yes	County PILOT	Payment Due Per Agreement
Date Project approved	7/9/1998	Local PILOT	
Did IDA took Title to Property	Yes	School District PILOT	
Date IDA Took Title to Property	9/3/1998	Total PILOT	\$0.00
Year Financial Assistance is Planned to End	2027	Net Exemptions	\$0.00
Notes	Construction of a new retirement living facility (38 units plus 5 duplex units)		
Location of Project			
Address Line1	305 Main Street	# of FTEs before IDA Status	0.00
Address Line2		Original Estimate of Jobs to be Created	10.00
		Average Estimated Annual Salary of Jobs to be Created (at Current Market rates)	0.00
City	ONEONTA	Annualized Salary Range of Jobs to be Created	
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	13820	Estimated Average Annual Salary of Jobs to be Retained (at Current Market rates)	0.00
Province/Region	United States	# of FTE Construction Jobs during Fiscal Year	
Country	United States	Current # of FTEs	
Applicant Information		Net Employment Change	
Applicant Name	St. James Retirement Community		
Address Line1	St. James Place		
Address Line2			
City	ONEONTA		
State	NY		
Zip - Plus4	13820		
Province/Region			
Country	USA		
		Project Status	
		Current Year Is Last Year for Reporting	
		There is no Debt Outstanding for this Project	
		IDA Does Not Hold Title to the Property	
		The Project Receives No Tax Exemptions	

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3601-08-01	State Sales Tax Exemption	\$0.00	Actual Payment Made	\$44,889.00
Project Type	Lease	Local Sales Tax Exemption	\$0.00	County PILOT	\$39,015.00
Project Name	The Plains, LLC	County Real Property Tax Exemption	\$40,033.00	Local PILOT	\$39,015.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$39,015.00	School District PILOT	\$296,170.00
Original Project Code		School Property Tax Exemption	\$296,170.00	Total PILOT	\$380,074.00
Project Purpose Category	Continuing Care Retirement Communities	Mortgage Recording Tax Exemption	\$0.00	Net Exemptions	-\$4,856.00
Total Project Amount	\$20,436,774.00	Total Exemptions	\$375,218.00		
Benefited Project Amount	\$14,125,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment information			
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds	No				
Not For Profit	No				
Date Project approved	12/6/2007				
Did IDA took Title to Property	Yes				
Date IDA Took Title to Property	7/1/2008				
Year Financial Assistance is Planned to End	2018				
Notes	The IDA took title to the commercial / rental / enriched living of the project only. Construction has NOT begun and therefore no tax benefits granted in 2008.				
Location of Project	Project Note: the revised end year of this project is 2022. (added 12/21/20)				
Address Line1	4389 State Highway 7	# of FTEs before IDA Status	0.00	Original Estimate of Jobs to be Created	34.00
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	Annualized Salary Range of Jobs to be Created	1,100,000.00
City	ONEONTA	Original Estimate of Jobs to be Retained	0.00	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00
State	NY	Current # of FTEs	36.00	# of FTE Construction Jobs during Fiscal Year	0.00
Zip - Plus4	13820	Net Employment Change	36.00		
Province/Region	United States				
Country	The Plains, LLC				
Applicant Information	407 Taylor Road				
Applicant Name	HONEOYE FALLS				
Address Line1	NY				
Address Line2	14472				
City					
State					
Zip - Plus4					
Province/Region					



Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
Status: UNSUBMITTED  
Certified Date: N/A

	Country	USA	
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Annual Report for Otsego County Industrial Development Agency  
Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
Status: UNSUBMITTED  
Certified Date: N/A

IDA Projects Summary Information:

Total Number of Projects	12	Total Exemptions	\$1,584,999.00	Total PILOT Paid	\$954,868.00	Net Exemptions	\$630,131.00	Net Employment Change	-20
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Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
Status: UNSUBMITTED  
Certified Date: N/A

**Additional Comments**

Procurement Report for Olsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Procurement Information:**

Question	Response	URL (if Applicable)
1. Does the Authority have procurement guidelines?		
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?		
3. Does the Authority allow for exceptions to the procurement guidelines?		
4. Does the Authority assign credit cards to employees for travel and/or business purchases?		
5. Does the Authority require prospective bidders to sign a non-collusion agreement?		
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?		
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?		
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?		
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?		

Procurement Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
 Status: UNSUBMITTED  
 Certified Date : N/A

Procurement Transactions Listing:

1.	Vendor Name	CFO for Hire		Address Line1	c/o BST
	Type of Procurement	Consulting Services		Address Line2	26 Computer Drive
	Award Process	Authority Contract - Non-Competitive Bid		City	ALBANY
	Award Date	2/25/2016		State	NY
	End Date			Postal Code	12205
	Fair Market Value	\$12,554.42		Plus 4	
	Amount	\$12,544.42		Province/Region	
	Amount Expended For Fiscal Year	\$12,554.42		Country	United States
	Explain why the Fair Market Value is Less than the Amount			Procurement Description	accounting and bookkeeping services
2.	Vendor Name	Hodgson Russ		Address Line1	677 Broadway
	Type of Procurement	Legal Services		Address Line2	
	Award Process	Authority Contract - Non-Competitive Bid		City	ALBANY
	Award Date	1/1/2015		State	NY
	End Date			Postal Code	12207
	Fair Market Value	\$0.00		Plus 4	
	Amount	\$0.00		Province/Region	
	Amount Expended For Fiscal Year	\$0.00		Country	United States
	Explain why the Fair Market Value is Less than the Amount			Procurement Description	Legal services

Procurement Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
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 Certified Date : N/A

<b>3. Vendor Name</b>	Keystone Associates	<b>Address Line1</b>	58 Exchange Street
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BINGHAMTON
<b>Award Date</b>	7/15/2019	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	13901
<b>Fair Market Value</b>	\$39,035.00	<b>Plus 4</b>	
<b>Amount</b>	\$39,035.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$11,311.90	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Design work for infrastructure improvements for new eco-business park in Richfield Springs NY

<b>4. Vendor Name</b>	Kurt D. Schulte	<b>Address Line1</b>	12 Club Avenue
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	ONEONTA
<b>Award Date</b>	1/2/2014	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	13820
<b>Fair Market Value</b>	\$5,780.00	<b>Plus 4</b>	
<b>Amount</b>	\$5,780.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$0.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	legal services



Procurement Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
 Status: UNSUBMITTED  
 Certified Date : N/A

5.	Vendor Name	MELEX	Address Line1	330 Pony Farm Road
	Type of Procurement	Other	Address Line2	
	Award Process	Authority Contract - Non-Competitive Bid	City	ONEONTA
	Award Date	5/1/2014	State	NY
	End Date	12/31/2018	Postal Code	13820
	Fair Market Value	\$49,400.04	Plus 4	
	Amount	\$49,400.04	Province/Region	
	Amount Expended For Fiscal Year	\$49,400.04	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Leased office space 2016

6.	Vendor Name	Mohawk Valley Economic Development District	Address Line1	26 W. Main Street
	Type of Procurement	Other	Address Line2	PO Box 69
	Award Process	Non Contract Procurement/Purchase Order	City	MOHAWK
	Award Date		State	NY
	End Date		Postal Code	13407
	Fair Market Value		Plus 4	
	Amount		Province/Region	
	Amount Expended For Fiscal Year	\$5,000.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Regional Planning Services

Procurement Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
 Status: UNSUBMITTED  
 Certified Date : N/A

<b>7. Vendor Name</b>	Mostert, Manzanero and Scott	Address Line1	4 Associate Drive
<b>Type of Procurement</b>	Other Professional Services	Address Line2	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	City	ONEONTA
<b>Award Date</b>	10/1/2015	State	NY
<b>End Date</b>		Postal Code	13820
<b>Fair Market Value</b>	\$8,000.00	Plus 4	
<b>Amount</b>	\$8,000.00	Province/Region	
<b>Amount Expended For Fiscal Year</b>	\$8,000.00	Country	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		Procurement Description	Certified financial audit for FY 2015

<b>8. Vendor Name</b>	NYS EDC	Address Line1	111 Washington Ave
<b>Type of Procurement</b>	Other Professional Services	Address Line2	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	City	ALBANY
<b>Award Date</b>		State	NY
<b>End Date</b>		Postal Code	12210
<b>Fair Market Value</b>		Plus 4	
<b>Amount</b>		Province/Region	
<b>Amount Expended For Fiscal Year</b>	\$5,000.00	Country	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		Procurement Description	Education & training, conferences, marketing and promotion

Procurement Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
 Status: UNSUBMITTED  
 Certified Date : N/A

9.	Vendor Name	Oneonta Youth Soccer Association	Address Line1	PO Box 303
	Type of Procurement	Other Professional Services	Address Line2	
	Award Process	Authority Contract - Non-Competitive Bid	City	ONEONTA
	Award Date	1/1/2016	State	NY
	End Date	12/31/2016	Postal Code	13820
	Fair Market Value	\$33,500.00	Plus 4	
	Amount	\$33,500.00	Province/Region	United States
	Amount Expended For Fiscal Year	\$0.00	Country	
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Maintenance of fields, scoreboards, bleachers, irrigation, concession stand for former Soccer Hall of Fame property, per mandate by NYS Supreme Court

10.	Vendor Name	PaperKite Creative	Address Line1	PO Box 214
	Type of Procurement	Consulting Services	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	HARTWICK
	Award Date	5/28/2014	State	NY
	End Date		Postal Code	13348
	Fair Market Value		Plus 4	
	Amount	\$50,000.00	Province/Region	United States
	Amount Expended For Fiscal Year	\$46,194.44	Country	
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Brand/logo/website, annual report creation & publication, social media contract, creative services for Otsego Now and Training Center, social media, ongoing support

Procurement Report for Olsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
 Status: UNSUBMITTED  
 Certified Date : N/A

11.	Vendor Name	Philadelphia Insurance Company	Address Line1	One Bala Plaza
	Type of Procurement	Financial Services	Address Line2	suite 100
	Award Process	Authority Contract - Non-Competitive Bid	City	BALA CYNWYD
	Award Date	1/1/2017	State	PA
	End Date	12/31/2018	Postal Code	19004
	Fair Market Value	\$28,312.68	Plus 4	
	Amount	\$28,312.68	Province/Region	United States
	Amount Expended For Fiscal Year	\$28,312.68	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Commercial insurance packages

12.	Vendor Name	SJS Building Concepts and Design	Address Line1	330 Pony Farm Road
	Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 8
	Award Process	Non Contract Procurement/Purchase Order	City	ONEONTA
	Award Date		State	NY
	End Date		Postal Code	13820
	Fair Market Value		Plus 4	
	Amount		Province/Region	United States
	Amount Expended For Fiscal Year	\$0.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Renovations to rented office space

Procurement Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
 Status: UNSUBMITTED  
 Certified Date : N/A

13.	Vendor Name	Southern Tier East Regional Planning and Development Board	Address Line1	49 Court Street
	Type of Procurement	Other	Address Line2	#222
	Award Process	Non Contract Procurement/Purchase Order	City	BINGHAMTON
	Award Date		State	NY
	End Date		Postal Code	13901
	Fair Market Value		Plus 4	3274
	Amount		Province/Region	United States
	Amount Expended For Fiscal Year	\$5,000.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	membership organization for ARC and EDA funding

14.	Vendor Name	Vibrant Brands	Address Line1	543 Loudon Road
	Type of Procurement	Consulting Services	Address Line2	
	Award Process	Authority Contract - Non-Competitive Bid	City	LATHAM
	Award Date	7/23/2020	State	NY
	End Date	12/31/2020	Postal Code	12110
	Fair Market Value	\$6,000.00	Plus 4	
	Amount	\$6,000.00	Province/Region	United States
	Amount Expended For Fiscal Year	\$6,000.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Overseeing the development of a new digital marketing campaign for agency



PARIS Public Authorities Reporting Information System

Procurement Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/22/2022  
Status: UNSUBMITTED  
Certified Date : N/A

**Additional Comments**

Investment Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date : 03/22/2022  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Investment Information**

Question	Response	URL (if Applicable)
1. Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	Yes	<a href="https://otsegonow.com/about-the-ida-and-occr/documents-and-reports/">https://otsegonow.com/about-the-ida-and-occr/documents-and-reports/</a>
2. Are the Authority's investment guidelines reviewed and approved annually?	Yes	
3. Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	Yes	<a href="https://otsegonow.com/about-the-ida-and-occr/documents-and-reports/">https://otsegonow.com/about-the-ida-and-occr/documents-and-reports/</a>
4. Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	Yes	<a href="https://otsegonow.com/about-the-ida-and-occr/documents-and-reports/">https://otsegonow.com/about-the-ida-and-occr/documents-and-reports/</a>

**Additional Comments**

**PUBLIC HEARING RESOLUTION  
HICKEY GOLF INCORPORATED PROJECT**

A regular meeting of County of Otsego Industrial Development Agency (the "Agency") was convened in public session at 189 Main Street, Suite 500, in the City of Oneonta, Otsego County, New York on March 24, 2022 at 8:00 o'clock a.m., local time.

The meeting was called to order by the (Vice) Chairman of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

Jeffrey Joyner	Chairman
David Rowley	Vice Chairman
Jeffrey C. Lord	Treasurer
Craig Gelbsman	Secretary
Tom Armao	Member
Patricia Kennedy	Member
Andrew Marietta	Member
Cheryl Robinson	Member
James Seward	Member

Each of the members present participated in the meeting either in person or remotely pursuant to the signing into law on September 2, 2021 of Chapter 417 of the Laws of 2021, as amended by Chapter 1 of the Laws of 2022 signed into law on January 14, 2022.

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Jody Zakrevsky	Chief Executive Officer
Meaghan Marino	Finance and Administrative Director
Kurt D. Schulte, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Special Counsel

The following resolution was offered by \_\_\_\_\_, seconded by \_\_\_\_\_, to wit:

Resolution No. 0322-\_\_\_\_\_

RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF HICKEY GOLF INCORPORATED.



WHEREAS, County of Otsego Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 252 of the 1973 Laws of New York, as amended, constituting Section 910-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Hickey Golf Incorporated, a New York State business corporation (the "Company"), has submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A)(1) the acquisition of an interest in an approximately 15 acre portion of several parcels of land containing approximately 141 acres located on State Highway 28 (tax map numbers: 146-1-26.01, 162.00-1-53.01, 146.00-1-26.03, 146.00-1-26.05, 146.00-1-34.00, 146.00-1-26.02) in the Town of Hartwick, Otsego County, New York (collectively, the "Land"), together with existing buildings located thereon (collectively, the "Existing Facility"), (2) the improvement and/or demolition of the Existing Facility, (3) the construction on the Land of an approximately 2,600 square foot building, 3 baseball/softball fields, walkways, sidewalks and parking lots (collectively, the "Facility") and (4) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Equipment") (the Land, the Existing Facility, the Facility, and the Equipment being collectively referred to as the "Project Facility"), all of the foregoing to constitute a sports and recreation complex to be owned and operated by the Company and/or Cooperstown Hyde Park Estates LLC and any other directly and indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to Section 859-a of the Act, prior to the Agency providing any "financial assistance" (as defined in the Act) of more than \$100,000 to any project, the Agency, among other things, must hold a public hearing pursuant to Section 859-a of the Act with respect to said project; and

WHEREAS, the Agency desires to provide for compliance with the provisions of Section 859-a of the Act with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency hereby authorizes the Chief Executive Officer of the Agency, after consultation with the members of the Agency and Agency Counsel, (A) to establish the time, date and place for a public hearing of the Agency to hear all persons interested in the Project (the "Public Hearing"); (B) to

cause the Public Hearing to be held in a city, town or village where the Project Facility is or is to be located, and to cause notice of such Public Hearing to be given to the public by publishing a notice or notices of such Public Hearing in a newspaper of general circulation available to the residents of the governmental units where the Project Facility is or is to be located, such notice or notices to comply with the requirements of Section 859-a of the Act; (C) to cause notice of the Public Hearing to be given to the chief executive officer of the county and of each city, town, village and school district in which the Project Facility is or is to be located to comply with the requirements of Section 859-a of the Act; (D) to conduct such Public Hearing; (E) to cause a report of the Public Hearing fairly summarizing the views presented at such Public Hearing (the "Report") to be prepared; and (F) to cause a copy of the Report to be made available to the members of the Agency.

Section 2. The Chairman, Vice Chairman and/or Chief Executive Officer of the Agency is hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 3. All action taken by the Chief Executive Officer of the Agency in connection with the Public Hearing with respect to the Project prior to the date of this Resolution is hereby ratified and confirmed.

Section 4. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Jeffrey Joyner	VOTING	_____
David Rowley	VOTING	_____
Jeffrey C. Lord	VOTING	_____
Craig Gelbsman	VOTING	_____
Tom Armao	VOTING	_____
Patricia Kennedy	VOTING	_____
Andrew Marietta	VOTING	_____
Cheryl Robinson	VOTING	_____
James Seward	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK                    )  
  ) SS.:  
COUNTY OF OTSEGO                    )

I, the undersigned Secretary of County of Otsego Industrial Development Agency (the “Agency”), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 24, 2022 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Chapter 417 of the Lawes of 2021, as amended (the “2022 Laws”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given; and (D) there was a quorum of the members of the Agency, either in person or attending remotely in accordance with the 2022 Laws, throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this \_\_\_\_\_ day of March, 2022.

\_\_\_\_\_  
Secretary

(SEAL)

3/24/2022 COIDA Board Meeting

**RESOLUTION**

Authorizing Submission of USDA Grant Application and Commitment to Cost Share

**RESOLUTION – Submission of Grant Application and Commitment to Cost Share – Otsego County Acceleration Center**

WHEREAS, the County of Otsego Industry Development Agency intends to develop the Otsego County Acceleration Center in partnership with local economic development organizations, higher education institutions, and private sector companies, in order to stimulate the formation of new businesses and high-wage jobs in the advanced electronics manufacturing industry; and

WHEREAS, the Agency intends to purchase a building in Oneonta, NY, to house the Acceleration Center and to serve as office space for COIDA and its key partners; and

WHEREAS, the Agency seeks federal funds from the United States Department of Agriculture's Rural Innovation Stronger Economy (RISE) grant program to support the costs of building acquisition and renovations; now therefore be it

RESOLVED, that the CEO of the Agency is hereby authorized and directed to submit a grant application to the United States Department of Agriculture under its RISE Notice of Solicitation of Applications; and further be it

RESOLVED, the Agency is committed to providing \$325,000.00 as cost-share for the project; and further be it

RESOLVED, the Agency acknowledges that these funds must be made available throughout the grant term, be applied individually to each eligible RISE activity and expense, be from eligible non-federal sources, and be spent in advance or as a pro-rata portion of grant funds being spent.