

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

**PROJECTS COMMITTEE
May 12th, 2022
MEETING MINUTES**

CALL TO ORDER

The COIDA and OCCRC's joint Projects Committee meeting was called to order at 8:34am at the Otsego Now offices at 189 Main Street in Oneonta, NY. Members present included:

Cheryl Robinson
Andrew Marietta (v)
Craig Gelbsman

Tom Armao
David Rowley
James Seward

Also, in attendance:

STAFF

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

(v) – virtual – because the open meeting law has expired, Andrew Marietta attended the meeting virtually, but was not counted towards a quorum and was not eligible to vote on items.

CHAIR'S REMARKS

Projects Chair, C. Robinson, moved immediately into the agenda.

MEETING MINUTES

C. Robinson requested a motion to approve the April 14th Project Committee meeting minutes. Committee members were given a draft copy of the minutes prior to the meeting for review. There being no corrections to be made, D. Rowley made a motion to approve the meeting minutes. C. Gelbsman seconded the motion, and the motion was approved by remaining board members.

CEO REPORT OF PROJECTS

J. Zakrevsky recapped some of his activities since the April Projects Committee meeting until now. He also provided members with a detailed update of some of the IDA's priority projects. The following topics were discussed in greater detail:

- **Oneonta Rail Yards** – J. Zakrevsky noted that he spoke with Senator Schumer's office who advised that the Oneonta Rail Yards is still being considered by Corning as the future home of their expansion. He advised that the Appalachian Regional Commission (ARC) has funds available for construction projects, so J. Zakrevsky submitted this site for water/sewer extensions. He also submitted on behalf of the Town of Oneonta for water/sewer extensions on the East-end of Oneonta to the Price Chopper plaza. C. Robinson asked if the geothermal study, being done by Rambol Engineers, had started. J. Zakrevsky advised that there was a scheduled virtual meeting with himself, Rambol, and NYSERDA, but it was day of the power outages, so they weren't able to hold it, but it has been rescheduled. There was a brief conversation regarding the repaving of the remainder of Roundhouse Road, but nothing was decided.
- **Richfield Springs (RS)** – J. Zakrevsky advised that NYSEG is requesting usage loads for gas and electric to the site. The agency requested those numbers from Andela Products, who advised they would work on getting them. He also advised that he spoke with Joe Scott about his work on the memorandum of agreements for water usage between the Village and the Town of Richfield Springs. C. Robinson stated that the timeline of this project concerns her, particularly the grant deadline. J. Zakrevsky advised that EDA indicated that once we go out to bid on the project and have a firm construction schedule, they would grant an extension based on that. He advised that he would like to have the bid documents out by next month.

NEW/UNFINISHED BUSINESS

- **Systematic Power Manufacturing/IOXUS** – J. Zakrevsky submitted this grant application to HCR on behalf of IOXUS, who responded with a series of questions about the project. He's working to get them the information needed ASAP.
- **PARIS Reporting/ABO** – J. Zakrevsky advised the board that the ABO reached out to the agency to report items that were missing from the agency's webpage. Some of the documents requested date back to over 10 years ago, so finding them has been a challenge. After updating the website with a majority of the items requested, the ABO thanked agency staff.
- **Hickey Golf Inc.** – J. Zakrevsky advised that there was a public hearing scheduled for this project on April 20th in the Town of Hartwick, but on the morning of Bob Hickey reached out to the agency to postpone the hearing because someone filed a grievance against the planning board. So until that issue is resolved, they asked to reschedule the public hearing. As of now, a new date has not been determined.
- **Solar** – It appears that Nexamp is moving forward with their solar project at the Hartwick College campus and construction should begin this year. J. Zakrevsky advised that this is one of three solar projects in their early phases. Green Street Solar is looking at a project in 5mw facility in Cherry Valley and Borrego Solar is looking at a project in Worcester, but he doesn't have more details on that project. J. Zakrevsky advised that about six months ago he submitted to two proposals to the

board for Solar PILOT policies, as the IDA board has not adopted one. Because the IDA is getting more inquiries about solar PILOTs, he's requesting committee/board member review those policies so that they board can vote to approve one.

- **270 River St.** – J. Zakrevsky advised the committee that the owner of a house at 270 River St. in Oneonta called about flooding in their backyard that they claim is from the Rail Yards. J. Zakrevsky went with the owner to the Rail Yards, who explained where the water used to drain. J. Zakrevsky explained to the committee that the railroad lies between the house and Rail Yards property and it's not clear that the flooding is coming from the IDA's property. He advised the owner to contact the City, who he alleged told him that it's not their property and he should call the IDA. J. Zakrevsky advised that he reached out to the City Administrator, Grag Mattice, who advised that he would have the Superintendent of Public Works speak with the owner.
- **Consolidated Funding Application** – J. Zakrevsky advised that ESD's CFA process is now open and the agency is holding a virtual informational session for people/businesses in our county looking to apply. T. Armao asked when applications are being accepted until. M. Marino advised that the deadline is in July.
- **USDA Rise Grant Application** – J. Zakrevsky provided members with a copy of the USDA RISE grant application that was done by the MRB Group, because P. Kennedy had requested it at a prior meeting.
- **Senator Schumer** – C. Robinson asked about Senator Schumer's visit to the office to support the Innovation/Acceleration Center and asked if anything had come of that. J. Zakrevsky advised that he added Sen. Schumer's support letter into the packet for today's meeting. He also expressed enthusiasm for good rapport that has developed between the agency and Sen. Schumer's office.
- **Oneonta Business Park** – C. Gelbsman questioned if there had been any activity with the vacant properties the IDA has. M. Marino advised that there are currently two interested parties in properties in the Oneonta Business Park. One would like to do an event center and the other is interested in a halal meat processing facility. M. Marino advised that the party interested in the event center was advised that she would need to go before the Town of Oneonta Zoning Board to acquire a variance to be allowed to build there. T. Armao suggested that the agency have a list of businesses approved to go into the business park before instructing someone to go before the ZBA. Assuming the ZBA approves this applicants variance, the applicant would still need to come back to the IDA board to determine if they wanted to sell them the property. T. Armao expressed concern that this isn't fair to the applicant. C. Gelbsman questioned why so much money was spent getting the Oneonta Business Park shovel-ready if applicants still have to go to the Town of Oneonta to get approval. J. Zakrevsky advised that in the section of the park that is in the Town of Oneonta, that any interested business cannot have an establishment that members of the public have access to as a retail establishment. C. Robinson suggested that if we have a disagreement with the established uses of the park, that the IDA should go before the ZBA or the Town and work those out and not send the applicants. She also noted that the IDA will have a hard time saying no to this applicants acquisition of the property if they've already gone before the ZBA to get their variance. M. Marino advised that the applicant is coming to meet with IDA staff before the ZBA meeting, so if this project is not something they'd like to see in the park, then the time to discuss that is at this meeting. J. Zakrevsky advised the main issue with this project, as he sees it, is that this project wouldn't create jobs. C. Gelbsman suggested that we shouldn't turn this applicant away – if they don't fit in the business park, where else could we suggest they build? J. Zakrevsky explained that the reason he advised her to go to the ZBA was because in their initial meeting she was willing to write a check for the appraisal price of the property. C. Robinson advised that if that's the case, the board should

be voting right now if they want to sell her that property. The committee determined that without sufficient information on what her business model is/will be they cannot make an adequate decision on if their business would be a good fit for the park. J. Zakrevsky advised that he would get all the particulars on her project at his next meeting with her. They also advised that they do not want this applicant going before the ZBA before the IDA board decides if it's an acceptable project for the park. For this project and future projects, C. Robinson requested a map of the park, where the applicant wishes to build, specs of the what the park is designed for, what the project is/purpose/use, so the IDA board can determine if it is a good fit. Should it be a good fit, she also added that the IDA should be taking the project to the ZBA, if a variance is required.

- **Barton & Loguidice** – Barton & Loguidice submitted a proposal to do grant writing work on behalf of the agency in the future. J. Zakrevsky sent the proposal to committee members to review. He added that it would be on a project-to-project basis. T. Armao advised that he supported the proposal, as J. Zakrevsky's time could be better spent elsewhere.

ADJOURNMENT

There being no further business to discuss, D. Rowley made a motion to adjourn the Projects Committee meeting at 9:30am.

UPCOMING MEETING SCHEDULE

The next Projects Committee meeting will be held on June 9th, 2022 at 8:00am.