



Notice of Committee Meeting

Date: September 13, 2023

To: Irene Rodriguez
RJ Passalacqua
Jason Fulton

From: Tracy Verrier, Executive Director

Re: Notice of GEDC Committee Meeting

The GEDC Committee of the Geneva Industrial Development Agency will hold a meeting on Wednesday, September 20, 2023 at 4:00 pm. The meeting will be held in the 2nd floor conference room at City Hall, 47 Castle Street, Geneva, NY. The meeting agenda is attached and available at <https://cityofgenevany.com/295/Industrial-Development-Agency-IDA>. The meeting will also be livestreamed on the IDA's YouTube Channel (<https://www.youtube.com/channel/UCVz4jDNtxuliy4SyuggQ8eg>) and Zoom will be available for participation by the public (see agenda).

Please confirm your attendance with Tracy Verrier, tracy.verrier@mrbgroup.com.

Cc: Matt Horn, MRB Group
Emma Falkenstein, MRB Group
Erica Collins, City of Geneva
David West, City of Geneva
Stefanie Newcomb, City of Geneva
Media: Steve Buchiere, Finger Lakes Times



City of Geneva Industrial Development Agency

GEDC Committee Meeting Agenda

Title: City of Geneva IDA

Location: Geneva City Hall, 2nd floor conference room

Date: 9/20/2023

Time: 4:00 PM

Agenda Item	Potential Outcome	Person Responsible
Call to Order		Jason Fulton
New Business		
Review building conditions/infrastructure	Informing the board	Tracy Verrier
Option review	Discussion of the board	Tracy Verrier
Next steps	Determining direction	Tracy Verrier
Adjournment	Motion to adjourn	Jason Fulton

<u>Quorum (Confirmation Required)</u>
Irene Rodriguez
R.J. Passalacqua
Jason Fulton

<u>Staff</u>
Tracy Verrier
Matt Horn

This meeting can be viewed on the Geneva IDA's YouTube Channel.
 Zoom will also be available for public participation:
<https://us02web.zoom.us/j/82895856753?pwd=bTN1T1RvallxcWc2a2pMV3QrVmlvdz09>
 Dial in: 929-205-6099
 Meeting ID: 828 9585 6753
 Passcode: 499263



Summary Review of Completed GEDC Studies

September 13, 2023

Phase 1 ESA: There are Recognized Environmental Conditions and Controlled Recognized Environmental Conditions at the property, both in relation to activity on the property and contamination migration from nearby sites. However, these appear to present little risk given the buildings current condition and use. If there were to be any demolition or expansion, or if another use like housing were introduced, there would like be need to address these concerns. The sale of the property would likely require a Phase II ESA.

Roof assessment: There are large swaths of roof that need replacement or substantial repair. The sawtooth component, over 96,000 sq ft, is of particular concern. This area could cost \$963,000 to \$2.9m depending on the treatment. The area above the eastern portion of the building (~59,000 sq ft) was replaced in 2018 and is still in good shape. It is also warrantied through 2038.

To address all of the most critical areas of the roof would likely cost between \$1.1m and \$3.2m depending on the selected treatments.