

**Geneva Industrial Development Agency Board Meeting
via Zoom via The City of Geneva's YouTube Page
Geneva, New York,
February 4th, 2022 at 8:30am**

In Attendance:

Anne Nenneau
Lowell Dewey
Irene Rodriguez
Ben Vasquez
RJ Passalacqua

Others present:

Tracy Verrier, MRB Group
Matt Horn, MRB Group
Erica Collins, City of Geneva
Mayor Stephen Valentino, City of Geneva
Mark McGroarty, Trinity Church Project

Meeting Call to Order:

Chair Anne Nenneau called meeting to order.

Administrative Reports:

Motion to approve meeting minutes:

- Motion to approve the minutes from December 3 & 10, 2021 and January 7, 2022 meetings by Ben Vasquez, second by Lowell Dewey. Motion Carried.

Financial Report:

- October through January IDA profit and loss includes just over \$13,000 in auditing fees, otherwise little activity.
- Industrial Park profit and loss shows no activity in January and American Tower revenue for the YTD.
- Motion to approve financial report moved by RJ Passalacqua, second by Ben Vasquez. Motion Carried.

Updates:

Geneva City School District:

- No report.

GEDC:

- No report, Tracy Verrier will follow up for written report.

City Council Report:

- Mayor Valentino reported on City business.
- The City appointed John Salone to the council's sixth ward seat.
- They are actively searching for a new City Manager and hired a search agent. Six applications currently received, applications will be accepted until February 15.

Community committee will be involved in applicant review, including Lowell Dewey.

- LDC is seeking feedback from the City on how they can help with economic development in the City.

IDA Projects:

- Gateway, American Tower, and potential GEDC projects will be discussed in executive session.
- Nardozzi will require a lease extension, a resolution is later on the agenda.

Nominating Committee:

- RJ Passalacqua noted that the nominating committee is recommending appointment of Jason Fulton and provided some background.
- Motion to approve nomination of Jason Fulton to the IDA board by RJ Passalacqua, second by Lowell Dewey. Motion Carried.
- The nomination will now be sent to City Council for approval and appointment at their March meeting.

New Business:

Trinity Church Presentation

- This is an informational presentation, no action to be taken.
- Mark McGroarty, project developer, presented the background of the project.
- The Trinity Church, a historic building, has fallen into disrepair. The project would be adaptive reuse, transitioning the church to an inn and event center. This will require a large investment, including \$1.8m in preservation costs.
- This project has been in the works since 2017 and has been through multiple legal challenges, but is now approved by zoning and planning and ready to move forward.
- Mr. McGroarty reviewed the current state of the building, as well as the renovation plans.
- An application will be submitted for initial consideration at the March meeting.

Executive Session:

- To discuss the proposed acquisition, sale or lease of real property, but only when publicly would substantially affect the value thereof.
- Motion to enter Executive Session at 9:17am moved by RJ Passalacqua, second by Irene Rodriguez. Motion to exit Executive Session at 9:30am moved by Ben Vasquez, second by RJ Passalacqua.

Unfinished Business:

Nardozzi Lease Extension

- Nardozzi is in the process of doing due diligence ahead of closing on the property that is under contract.

- The interim lease expired on December 31, 2021. The proposed resolution would extend the lease to December 31, 2022, which should be more than enough time to get to closing.
- Motion to approve the resolution approving and ratifying the extension of the lease with Nardozzi Paving & Construction by Irene Rodriguez, second by Ben Vasquez. The resolution will be updated to reflect the current board list. Roll call vote was taken with the following result. Motion Carried.

	Yea	Nay	Absent	Abstain
Irene Rodriguez	[x]	[]	[]	[]
Anne Nenneau	[x]	[]	[]	[]
R.J. Passalacqua	[x]	[]	[]	[]
Rick Bley	[]	[]	[x]	[]
Lowell Dewey	[x]	[]	[]	[]
Benjamin Vasquez	[x]	[]	[]	[]

Adjournment

- Motion to adjourn at 9:35am by RJ Passalacqua, second by Lowell Dewey. Motion Carried.