

**Geneva Industrial Development Agency
City Hall, 47 Castle Street, Geneva, New York
And via Zoom livestreamed to GIDA's YouTube Page
January 6, 2023 at 8:30am
Meeting Minutes**

In Attendance:

Anne Nenneau
RJ Passalacqua
Rick Bley
Irene Rodriguez
Lowell Dewey
Benjamin Vasquez
**remote attendance*

Others present:

Tracy Verrier, MRB Group
Amie Hendrix, Geneva City Manager
Myles Webster, Webster Properties
Emma Powlin, Harris Beach
Anthony Lewis, Pretzel Logic

MEETING CALL TO ORDER

Chair Anne Nenneau called meeting to order at 8:30am.

ADMINISTRATIVE REPORTS

Meeting Minutes:

- Motion to approve the minutes from December 2022 regular meeting by RJ Passalacqua, second by Lowell Dewey. Motion carried unanimously.

Financial Report:

Tracy Verrier reviewed the December financial statements, noting that she had received the check for the Downtown Winery rent, and that the \$841 expense is the railroad crossing fee at GEDC.

Tracy also explained that the \$75,000 CD was going to mature on January 9. She advised that the new interest rates were 4% for 6 months or 4.2% for 12 months. She also requested that the board approve a transfer of \$50,000 from the Money Market account to the operating account. She reviewed account balances.

- Motion to roll the maturing CD into a new 6 month CD by Ben Vasquez, second by Rick Bley. Motion carried unanimously.
- Motion to approve the transfer of \$50,000 and the financial report presented by RJ Passalacqua, second by Lowell Dewey. Motion carried unanimously.

UPDATES

Geneva City School District:

No report – technical difficulties.

GEDC:

Myles Webster noted they are now preparing for summer. They have some showings coming up to fill vacant or soon to be vacant space.

GEDC Committee Update:

Tracy explained that Craig had gotten a quote for asbestos assessment. The contractor quoted \$9-12k if floorplans were provided, but it would cost an additional \$3k if no floor plans were provided. Tracy explained that she had sought additional quotes for floor plans, but haven't had any luck getting one. Irene explained that she'd rather wait to have all of the quotes before moving forward. This would allow the board to understand the full picture in terms of costs. The board agreed. Tracy will continue to work with Craig to get quotes.

City Council Report:

Amie Hendrix, City Manager, reported that the Council approved moving forward with a Restore NY application for Pretzel Logic. The MAP grant was approved, and the City will be putting out an RFP for administration services. There were some errors with the 2023 tax bills, so they are being recalculated and resent. She noted that any payments that have come in will be returned to the sender. Amie plans to have the zoning update in front of Council by the end of the quarter.

IDA Projects:

Tracy provided the following updates:

- The Geneva Shopping Center foreclosure received a judgement, and the property will go to auction. Once the auction happens, the IDA will likely need to address what happens with the PILOT. The current PILOT expires in 2028, however there are multiple options moving forward depending on who owns the property.
- There is not an update on Gateway. Plumley is still working on the additional submission to DEC.
- Tracy has drafted a contract based on the board's direction last month for the BID beautification work and is just waiting to see what the City contract looks like before moving to execution.
- There are no updates on Trinity. Emma Powlin suggested requesting an update on the scope and budget prior to closing. Tracy noted that was discussed last month and Mark was notified that the board would like to hear from him prior to closing.

Emma Powlin explained that there is a new funding program from NYS called FastNY.

NEW BUSINESS

Stivers Project:

Stivers was not present to discuss the project. Tracy offered a summary noting that they'd like to acquire a boat to offer dinner cruises and offer some additional services at the Lakefront. It is her understanding that there are a lot of details to be worked out with the City, so this will likely come back once everything between Stivers and the City is worked out. This would be a sales tax only application.

UNFINISHED BUSINESS

MRB Contract Discussion:

Tracy pointed the board to the proposed 2023 services contract in the packet. Anne asked in legal counsel had reviewed. Emma noted she had not seen a copy, but would be happy to. Anne suggested approving a one month extension for the proposed \$4200 fee and then consider the full

contract next month once counsel has approved. Lowell requested that MRB notify them if there are any additional fees expected for work outside of the scope or beyond the \$4200. Tracy agreed.

- Motion to extend the MRB management services contract for 1 month at a fee of \$4200 by Irene Rodriguez, second by RJ Passalacqua. Motion carried unanimously.

Pretzel Logic Lease:

Anthony Lewis was present, Tracy asked if the prior proposed terms were acceptable. Anthony noted that he thinks the terms are fine, but is still confirming the outstanding amount of the past lease.

- Motion to negotiate, draft and execute a lease extension per the prior agreed terms by Ben Vasquez, second by Lowell Dewey.

Nardozzi Land Sale:

Tracy explained that they had not gotten any additional feedback from James Nardozzi, so the board needs to decide how long they are willing to wait. Anne asked how long would be appropriate to wait before asking him to vacate, and noted that there is not a rental rate associated with the lease. Anne asked Amie Hendrix to get an overview of any existing issues on the property that need to be addressed for codes. Tracy will ask Bob Ryan at Harris Beach about what notification would be appropriate at this time.

ADJOURNMENT

- Motion to adjourn at 9:11 am by Lowell Dewey, second by Irene Rodriguez. Motion carried unanimously.