

**Geneva Industrial Development Agency
City Hall, 47 Castle Street, Geneva, New York
And via Zoom livestreamed to GIDA's YouTube Page
February 3, 2023 at 8:30am
Meeting Minutes**

In Attendance:

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

Others present:

Tracy Verrier, MRB Group
Emma Falkenstein, MRB Group
Amie Hendrix, Geneva City Manager
Myles Webster, Webster Properties*

MEETING CALL TO ORDER

Chair Anne Nenneau called meeting to order at 8:33am.

ADMINISTRATIVE REPORTS

Meeting Minutes:

- Motion to approve the minutes from January 2023 regular meeting by Lowell Dewey, second by Irene Rodriguez. Motion carried unanimously.

Financial Report:

Tracy Verrier reviewed the January financial statements. She has not received the January rent yet from Downtown Winery. Irene is signing the January MRB bill. The IDA received a bill from Harris Beach for \$300 and from Plumly for \$1,700. Tracy moved \$50,000 from the money market account to the checking account in January to ensure money is accessible for future expenses. The \$75,000 rolled into a new 6-month CD as discussed in the January meeting.

- Motion to approve January financial statements by Ben Vasquez, second by Rick Bley. Motion carried unanimously.

UPDATES

Geneva City School District:

No report.

GEDC:

Myles Webster noted that the GEDC added a new tenant in January. The new tenant might be a candidate to move into more space in the building. Myles noted that they have some showings coming up to fill vacant space. Upon inquiry from Anne Nenneau, Myles noted that the new heater was installed in the Pretzel Logic space, and the boilers are running.

GEDC Committee Update:

Tracy provided an update on the quotes she gathered for the GEDC committee. The contractors quoted between \$15,100 - \$20,500 to create floor plans. For the asbestos assessment, the contractor quoted \$9-15k if floor plans were provided, but without floor plans, the assessment would cost an additional \$3,000. The contractor quoted \$1,000 for a roof condition assessment. The Phase 1 ESA

quote was \$3,500. Tracy noted she also received a quote for a building appraisal ranging from \$7,000 for a summary appraisal to \$9,500 for a full-documented appraisal. Lowell Dewey and Rick Bley raised questions as to whether an asbestos assessment was necessary as there is no immediate action to be taken on the GEDC building.

Following discussion, the board determined to hold off on the asbestos assessment and move forward with the floor plans, roof assessment, and phase 1 as these actions would be beneficial for all potential future decisions regarding the GEDC building.

- Motion to move forward with the quotes for the floor plans (\$15,100), roof assessment, and phase 1 made by Rick Bley, second by Irene Rodriguez. Motion carried unanimously.

City Council Report:

Amie Hendrix, City Manager, reported that the Council is relaunching the search for a Director of Planning and Economic Development, and the team is meeting soon to come to an agreement on the priorities and responsibilities of the position. Amie noted that Pretzel Logic submitted the Round 7 Restore NY application to ESD. Amie noted that the Council plans to review the zoning update one more time before submission to the county.

IDA Projects:

Tracy provided the following updates:

- The Gateway parcel's new submission to DEC went in last week. Upon hearing back from the DEC, the IDA should know if they can move forward.
- The BID beautification project is moving forward. Anne and BID have signed the contract already, and Dave will sign it later today for the LDC. The IDA's \$30,000 contribution will be dispersed against expenses.
- Mark McGroarty is still working on the Trinity project. Anne noted that Mark is aware that the board will need to review his project plans prior to closing as an expansion in the project budget will likely have an impact on the abatement schedules.

NEW BUSINESS

Budget for legal expenses: Rick Bley stated that it might be prudent to make an adjustment to the legal line in the budget due to increased legal expenses.

- Motion to increase legal expense budget to \$10,000 moved by Rick Bley, second by Irene Rodriguez. Motion carried unanimously.

EXECUTIVE SESSION

Executive Session was moved up on the agenda.

- Motion to enter executive session to discuss the proposed sale or lease of real property at 9:07am by Lowell Dewey, second by Ben Vasquez. Motion carried unanimously.
- Motion to exit executive session at 9:14am by Lowell Dewey, second by Rick Bley. Motion carried unanimously.

UNFINISHED BUSINESS

MRB Group Contract Discussion:

Anne explained that following last month's meeting, Emma Powlin from Harris Beach reviewed the 2023 MRB Group contract and indicated that everything looked good.

- Motion to approve the MRB Group 2023 services contract by Lowell Dewey, second by Irene Rodriguez. Motion carried unanimously.

Pretzel Logic Lease:

Tracy provided an update on the Pretzel Logic lease stating she had been in contact with Anthony regarding the new lease terms. The new terms state that the lease will end at the end of March with the potential for a one-month extension. The lease should be signed by Anthony soon.

- Motion to approve new lease terms by Lowell Dewey, second by Rick Bley. Motion carried unanimously.

Nardozzi Land Sale:

Tracy provided an update regarding the Nardozzi land sale. James is going to have some information for the planning board in February and an official site plan application in March. Tracy expects to have the PILOT application ready for the March IDA meeting and notes that this process will likely take at least two meetings since it requires a public hearing and approval. Bob Ryan from Harris Beach is drafting a new agreement with limited updates to the language, which will expire May 1st, 2023.

Budget for legal expenses:

- Motion to increase the legal expense budget to \$10,000 moved by Rick Bley, second by Irene Rodriguez. Motion carried unanimously.

ADJOURNMENT

- Motion to adjourn at 9:20am by Rick Bley, second by Irene Rodriguez. Motion carried unanimously.