

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

In Attendance:

Anne Nenneau
Irene Rodriguez
R.J. Passalacqua
Jason Fulton*
Lowell Dewey*
Benjamin Vasquez*
**remote attendance*

Others present:

Tracy Verrier, MRB Group
Emma Falkenstein, MRB Group
Myles Webster, Webster Properties*
Maureen Lee, Geneva City School District*
Emma Powlin, Harris Beach*

MEETING CALL TO ORDER

Chair Anne Nenneau began discussion at 8:33am, but a quorum of members was not present in person.

ADMINISTRATIVE REPORTS

Meeting Minutes:

Anne Nenneau tabled the meeting minutes due to a lack of quorum.

Financial Report:

Tracy Verrier reviewed the February financial statements. She noted that the IDA had received rent from Downtown Winery. The IDA received the MRB bill for February including the regular administrative fee and \$700 for GEDC work, as well as a bill from Plumley.

UPDATES

Geneva City School District:

Maureen Lee provided an update on the Geneva City School District (GCSD). She noted that the GCSD had opened the bidding process for their capital development project and is accepting bids through March 13th with the expectation that the process will move fast. Additionally, she stated that the GCSD will be a Regional Summer High School where Geneva will host summer school students from around the region. The GCSD is excited about this opportunity as it will create a more robust summer school program for local and regional students. The GCSD received a Crossing Bridges Grant with the middle and high schools receiving \$10,000 each for language and cultural exchange programming between the United States and China. As part of the program, the GCSD has been supporting a local Chinese food restaurant in the City and students have been doing presentations on what they've learned. Additionally, the GCSD is engaging students in the interior design process of the middle school renovation.

GEDC:

Myles Webster provided an update on the GEDC, noting a busy couple of weeks with the studies approved at the last meeting, including the environmental inspection, roof evaluation, and 3-D mapping for the floor maps. The GEDC had one showing in February for a local theatre group looking for storage space and the majority of the other activity came from people out of town.

Upon inquiry from Anne, Myles confirmed that the GEDC sprinkler system is still doing ok with the cold weather. However, there were some sprinkler leaks that required general maintenance work.

GEDC Committee Update:

Tracy provided an update on the studies approved at the February regular meeting. The roof assessment is complete, with the results shared with the committee. Tracy noted that the roof assessment report contained recommendations that were grouped into multiple categories ranging from bare minimum to ideal fixes, and that these categories will be helpful if the board decides to move forward with any repairs. The 3-D scanning for the floor plans is complete and the final plans should be finished in 4-6 weeks. The engineering firm was on site and the ESA should be complete soon. All site work from the commissioned studies is complete. The next meeting of the GEDC committee will likely be sometime in April.

IDA Projects:

Tracy provided the following updates:

- The Nardozzi land sale is moving forward and Tracy is waiting for the signed documents.
- Pretzel Logic is amenable to the lease agreement and associated costs but is reviewing the repairs requested by Webster. Tracy will reach out to get the signed paperwork once Anthony is back from vacation.
- With the IDA's new fee structure and sales tax policy, Tracy suggested the IDA do a press release to ensure the community is aware of this change and the potential opportunities for new projects. Tracy will draft a press release for the board's review. Irene indicated her approval of this idea, and Anne noted that the release should make it clear that there is an application process and that board overview and approval are part of that process.
- The Gateway project is still waiting to hear back from the DEC.

NEW BUSINESS

Nardozzi PILOT

Tracy reviewed the new Nardozzi PILOT application, noting the updated budget and signatures as the overall cost of the project had increased but the rest of the application remained the same. Since the project is under \$5 million, the PILOT is not subject to prevailing wage requirements. Tracy is hopeful that Nardozzi will present the project to the City of Geneva Planning Board at their March meeting.

Anne noted that the IDA will need to schedule a public hearing for the Nardozzi PILOT application. Tracy will confirm that Nardozzi is still on track to present at the March Planning Board meeting before coordinating to schedule a special meeting of the IDA and public hearing. Tracy stated she intends to invite Nardozzi to the public hearing to answer any questions. Emma Powlin noted that a more detailed description of the project is needed prior to the public hearing.

Upon inquiry from Lowell, Tracy and Anne indicated that project plans will be required for Nardozzi's presentation to the Planning Board and that the IDA will receive site plans for the project prior to approval.

Board Evaluation Results

Tracy reviewed the board evaluation results, stating that in general the board was in agreement on the majority of items. Tracy noted there were some areas that could use improvement, but overall the board was doing good work. In order to address some of the items, Tracy will reach out to Russ at Harris Beach to schedule a review of current IDA legislation at the next meeting. Anne indicated an interest in getting the board together to review its mission and objectives to ensure all members are on the same page.

UNFINISHED BUSINESS

Scheduling Next Meeting:

Tracy will follow up with the board and Nardozi to schedule the next meeting to review the PILOT application and schedule a public hearing. Anne suggested addressing leftover items from the March regular meeting, like minutes and financials.

ADJOURNMENT

- The meeting closed at 8:58 am.