

**Geneva Industrial Development Agency
City Hall, 47 Castle Street, Geneva, New York
And via Zoom livestreamed to GIDA's YouTube Page
May 5, 2023 at 8:30am
Meeting Notes**

In Attendance:

Anne Nenneau
Irene Rodriguez
Jason Fulton
Lowell Dewey
Rick Bley
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 called the meeting to order at 8:30 am with a quorum present.

ADMINISTRATIVE REPORTS

Meeting Minutes:

- Motion to approve the April meeting minutes by Lowell Dewey, second by Rick Bley.
Motion passed unanimously.

Financial Report:

Tracy Verrier reviewed the April financial report. She noted that the IDA received the monthly rent from the Downtown Winery. Additionally, the IDA received invoices from MRB Group for administrative services, and bills from Plumley related to the Gateway project.

- Motion to approve the April financial report by Irene Rodriguez, second by Rick Bley.
Motion passed unanimously.

UPDATES

Geneva City School District:

Maureen Lee from the Geneva City School District provided an update. She noted the District is holding a budget hearing and vote on May 16th. The District is completing its capital project, wrapping up the current school year, and beginning preparation for the start of the next school year. Maureen also noted that Geneva will be a regional summer school location for middle and high schoolers, and will host students, teachers, and administrative staff from nearby school districts.

GEDC:

Myles Webster provided an update on the GEDC. He noted continued interest in the building by potential tenants, and that a recent prospect is considering setting up a brewery and/or a tap room.

Myles provided an initial review of the rent roll for the GEDC. Following discussion, the Board requested additional columns to indicate total sq ft, cost per sq ft, and security deposits for each tenant space to allow the Board to run comparisons for each space.

Jason Fulton requested additional information on the GEDC's general ledger to review rent maintenance expenses.

GEDC Committee Update:

Tracy Verrier provided an update on the GEDC committee, noting that she's still waiting to receive floor plans for the building.

City Council Report:

Amie Hendrix provided an update on the City of Geneva. She noted that City met with the selected administrator of the MAP grant earlier in the week, and the community engagement for the grant will begin in June along with the trainings and summer application process. She stated the city's administrator is working with Ontario County on similar grants.

Amie noted that the City Council is interested in reviewing food truck policies and has asked City staff to research and put a policy together. The City Council is interested in learning more about the impacts of food trucks and the best regulation policies. Amie noted that the City Council is potentially interested in limiting food trucks to specific areas along the lakefront.

Amie also noted that the City Council is continuing to consider short-term rental regulations with the help of City staff. Currently, the Council is looking at a range of policies such as an occupancy tax, permitting process, rental registries, etc.

The City has conducted interviews to hire an Assessor in partnership with the City of Canandaigua. The hiring panel for the Director of Planning and Economic Development position has begun reviewing resumes and will begin interviewing in the next few weeks.

Anne Nenneau inquired about the Marsh Creek pump station expansion. Amie noted that the City just released an RFQ for engineers for the City's WIIA grant. Amie noted that the City currently has sufficient capacity and that the expansion is targeted at future development.

Rick Bley commented about the possibility of 96 new units at the Geneva County Club. Amie noted that the proposed project will likely be completed in phases. Lowell Dewey stated that new development creates opportunities for the City to consider connection fees to help offset infrastructure costs. Amie and the Board acknowledge the importance of capacity for the City's infrastructure.

Jason Fulton inquired about a short-term rental committee and opportunities to discuss short-term rental policies with the City Council. Amie noted that depending on the direct of City Council, the City will need to figure out logistics regarding collecting an occupancy tax or registration.

Gateway Project:

Tracy Verrier noted that there are no updates for the Gateway project.

NEW BUSINESS

Board vacancy:

Tracy Verrier noted that Rick Bley will be terming off at the end of 2023. Consequently, the Nominating Committee will need to meet to start the nomination process to appoint someone at the end of the year. Tracy noted that she will coordinate with the Nominating Committee to find a time to meet and draft a press release for the Finger Lakes Times.

Joint RFP

Tracy Verrier stated that the IDA should consider releasing an RFP requesting auditing services in conjunction with the LDC. She noted that neither organization has a contract with their current auditing firm. She stated that the LDC approved the joint RFP at their May Board meeting, and with the IDA's approval she will release the RFP to gather proposals for the Board's review in June.

- Motion to approve the joint audit RFP by Rick Bley, second by Lowell Dewey. Motion carried unanimously.

UNFINISHED BUSINESS

Nardozzi:

Tracy Verrier noted that the IDA held the Public Hearing for the Nardozzi PILOT application on Wednesday. She noted that, to her knowledge, Nardozzi was on schedule to present at the City's Planning Board meeting later in May. She noted that the Nardozzi land sale agreement documents need an extension. Neal noted that the planning process could take 2 or 3 months with a simple SEQR, but would take longer if it is classified under a more complex SEQR type.

- Motion to pass the resolution extending the Nardozzi land sale agreement to September 8th, 2023 by Anne Nenneau. The following resolution was put to a roll call vote:

FIRST AMENDMENT TO CONTRACT FOR THE PURCHASE AND SALE OF REAL PROPERTY

THIS FIRST AMENDMENT TO CONTRACT FOR THE PURCHASE AND SALE OF REAL PROPERTY (this "**Amendment**") is made and entered into between NARDOZZI HOLDINGS, LLC, a limited liability company, with an address of 124 North Genesee Street, Geneva, New York 14456 ("**Purchaser**") and CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY, a public benefit corporation, with an address of 47 Castle Street, Geneva, New York 14456 ("**Seller**"). This Amendment shall be effective as of the date of last execution and delivery by the Parties ("**Effective Date**").

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

Resolution carried unanimously.

Geneva Shopping Center:

Tracy Verrier noted that the Geneva Shopping Center was sold to the bank at auction and that the IDA will need to decide on how to move forward with the PILOT. She noted that the most logical option at this time would be to terminate the PILOT and communicate with the bank about future opportunities.

- Motion to terminate PILOTs related to the foreclosed Geneva Shopping Center properties by Rick Bley, second by Lowell Dewey. Motion passed unanimously.

The Board engaged in conversation on the evaluation of existing PILOTs. Jason Fulton emphasized the need to be proactive in reviewing and evaluating PILOTs. Tracy Verrier noted that the PARIS reporting process and the annual meeting would be a good time for the Board to have these conversations.

Executive Session:

- Motion to go into executive session to discuss the proposed sale or lease of real property at 9:09 by Irene Rodriguez, second by Jason Fulton. Motion carried unanimously.
- Motion to exit executive session at 9:25 by Rick Bley, second by Lowell Dewey. Motion carried unanimously.

ADJOURNMENT

- Motion to adjourn by Jason Fulton. The meeting adjourned by acclamation at 9:27 am.