



REGULAR MEETING MINUTES
June 7, 2023 at 12:00 PM

Board Members in Attendance

Dana Hollenbeck
Craig Talmage
Josh Miller
Peter Gillotte
Marc Rodriguez
Dave Linger
Kyle Ackart

Others in Attendance

Tracy Verrier, MRB Group
Emma Falkenstein, MRB Group*
Bo Wright, Geneva School District
*denotes remote attendance

Agenda Items

Call to Order:

Dave Linger called the meeting to order at 12:02 pm with a quorum present.

Minutes Approval:

- Motion to approve the May regular meeting minutes by Peter Gillotte, second by Dana Hollenbeck. Motion carried unanimously.

Financial Report:

Tracy Verrier reviewed the May financial report noting the MRB Group contract fees as the only transaction.

- Motion to approve the May financial report by Marc Rodriguez, second by Dana Hollenbeck. Motion carried unanimously.

Audit RFP

Tracy Verrier overviewed the proposals submitted to the LDC for audit services. Tracy noted that all three firms have extensive public authority auditing experience. EFPR was the lowest bid, followed by MMB, and then Bonadio. Tracy noted that Bonadio is known for being exceptionally thorough and detail-oriented. Following inquiry from the Board, Tracy overviewed how the cost of auditing services has increased substantially over the past few years and is reflected in the bids.

Tracy noted that while EFPR was the low bid for the LDC, it was not the low bid for the IDA. She also stated that since the LDC and IDA have different fiscal years, there is less of an advantage in choosing the same firm.

The Board discussed the benefits and drawbacks of sticking with MMB. Board members noted that having an official contract with MMB would likely improve the LDC's positioning on their schedule. Additionally, Kyle Ackart inquired if it would be possible to negotiate the audit cost as the LDC has minimal transactions.

- Motion to select MMB & Co as the LDC's auditing firm and for Tracy to negotiate the current offer to at or below the rate in MMB's offer proposal by Peter Gillotte, second by Craig Talmage. Motion carried unanimously.

Following a request from Dave Linger, Tracy will report back to the Board regarding the final terms of the audit agreement with MMB at the July Board meeting.

GENEVA LOCAL DEVELOPMENT CORPORATION

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456
(315) 781-6104 – tverrier@mrbgroup.com - www.cityofgenevany.com

BOARD OF DIRECTORS

Josh Miller ('26) ~ CHEVANNE DEVANEY ('24) ~ DANA HOLLENBECK ('23)
PAULA BUCKLIN ('24) ~ Kyle Ackart ('26) ~ DAVID LINGER ('23) ~ MARC RODRIGUEZ ('23) ~ PETER GILLOTTE ('23)

Project & Other Updates:

BID Beautification

Tracy Verrier noted that the LDC received a Q1 update from the BID regarding their current efforts. The BID submitted a reimbursement to the LDC for a seasonal worker. Dave Linger inquired regarding if the BID beautification activity will pick up in the summer. Tracy stated how she expects Q2 to have more activity.

Geneva City School District

Bo Wright provided an update on the Geneva City School District. He noted how the end of the year is always a busy time. The school budget passed with a 78% approval rate. Bo stated that the district continues to work towards its goals of advancing academic achievement, equity and inclusion, and enhancing college and career opportunities. Bo noted that the high school is undergoing a large-scale beautification and capital improvement project. Bo hopes to continue to leverage the district's ability to qualify for funding to continue improvement projects over the next few years. Dave Linger inquired about the lasting impacts of COVID-19 on the students, to which Bo noted that the two primary concerns continue to be mental health and student behavior.

Gateway Parcel

Tracy Verrier stated that the LDC received a letter from DEC officially closing the spill record on the gateway parcel. Tracy emphasized how the contents of the letter contained the best possible outcome.

Executive Session

- Motion enter Executive Session for the proposed sale or lease of real property at 12:23 by Craig Talmage, second by Peter Gillotte. Motion carried unanimously.
- Motion to exit Executive Session at 12:33 by Craig Talmage, second by Peter Gillotte. Motion carried unanimously.

Gateway Parcel (continued)

- Motion to approve a sale contract for the gateway parcel with guidance from the Executive Director, Real Estate Advisor, and Executive Committee for no less than the agreed-upon contract price and qualifications unless significant changes take place requiring new approval from the Board by Craig Talmage, second by Dana Hollenbeck. Motion carried unanimously.

Other Business

June Meeting

Tracy inquired if the Board would like to keep or move the July 5th regular board meeting date. Following discussion, the Board agreed to stick to meeting on July 5th.

Dave Linger inquired if Tracy could provide more information regarding the BID's activities at the July meeting.

Josh Miller inquired about future projects the LDC could support. Dave provided a brief overview of some of the projects the LDC has supported in the past few years including the BID beautification project, home renovations, race for space, live where you work program, and the gateway project. The LDC also funded the grant writing for the current City Microenterprise Program.

Tracy noted that she is working with Stefanie Newcomb, City Comptroller, to start handing over financial activities for the LDC.

Adjournment:

- Motion to adjourn by acclamation at 12:49.