

**Geneva Industrial Development Agency Board Meeting
 City Hall, 47 Castle Street, Geneva, New York
 And via Zoom livestreamed to GIDA's YouTube Page
 July 8th, 2022 following 8:30am Public Hearing**

In Attendance:

Anne Nenneau
 Rick Bley
 Lowell Dewey
 Jason Fulton
 Irene Rodriguez
 RJ Passalacqua
 Benjamin Vasquez

Others present:

Tracy Verrier, MRB Group
 Amie Hendrix, Geneva City Manager

Meeting Call to Order:

Chair Anne Nenneau called meeting to order at 8:32am.

Public Meeting Videoconference Policy:

Anne Nenneau moved this item up on the agenda.

- Motion to approve resolution 07/2022-01 authorizing expanded use of videoconferencing and the Public Meeting Videoconference Policy by Rick Bley, second by RJ Passalacqua. The resolution was put to a roll call vote:

	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]	[]	[]	[]

The Resolution was thereupon duly adopted.

Administrative Reports:

Meeting Minutes:

- Motion to approve the minutes from June 2022 by RJ Passalacqua, second by Irene Rodriguez. Motion carried unanimously.

Financial Report:

- Tracy Verrier reviewed the June financial statements. She noted that some adjustments will still be made in regard to the American Tower transaction, but the income to the park partnership is reflected. Tracy is working with the auditor on those entries and they will be cleaned up for next month.
- Motion to approve the financial report understanding that adjustments for the American Tower transactions will be made by Irene Rodriguez, seconded by Rick Bley. Motion carried unanimously.

Updates:

Geneva City School District: No report.

GEDC:

- Tracy provided an update on the drums that were located in the building. The City was able to get one quote for removal, and there are two more quotes forthcoming. If three quotes can't be secured, this may come before the board next month for a sole source approval.

City Council Report:

- Anne welcomed Amie Hendrix.
- Tracy explained that she had sent the memo included in the packet to Amie, which overviewed what the IDA is doing and what they'd like to do.
- Amie noted that she also received the position statement regarding an economic development position. She stated that the Director of Planning and Economic Development is already in the current budget, and they will be looking to fill that position once the comptroller position is filled. There are also additional support positions within the Office of Neighborhood Initiatives that will be filled and may provide economic development support.

IDA Projects:

Tracy Verrier reported:

- The American Tower proceeds were received and disbursed to partners.
- The American Legion developers are working on the subdivision of the parcel to divide the commercial and residential components of the project. Once that is complete, the IDA's project documents will be updated to reflect only the commercial portion.

Marketing Committee:

Anne explained that the primary topic of discussion at the marketing committee was a review of the proposed zoning updates. The intention of the committee was to consider how the zoning could be used to create development opportunities for the City. She noted that these are just suggestions, there is no guarantee that they will be incorporated or that any development will occur. She reviewed the recommended changes, including:

- Adding sections of Mixed Use Hospitality along the lakefront.
- Making the former OEO site and parking lot across the street Central Business-5 Story to allow for commercial development up to 5 stories. Rick Bley asked if this would allow for a parking garage? Parking will be critical to development, even if a parking garage isn't the ideal solution.
- Additional mixed use hospitality across the street from the Lochland and American Legion parcels.
- Adding a section of Medium Density Residential in the area of Gates Ave and N Exchange St. This would provide the opportunity to develop apartments.

Tracy added the following suggestions that were discussed:

- Re-establishing a walkway to connect the sixth ward to the lake. When discussed at the LDC meeting Wednesday, the Mayor explained that this was explored as part of the DRI, but was prohibitively expensive.
- The areas along the rail yard and nearby neighborhood could be a good target for future business development.

Anne added that the committee spoke about the Geneva Made proposal, which they are hesitant to move forward with until there is someone to manage any potential leads that are generated. Tracy noted that the committee will start to strategize outreach that the board members can do to existing businesses at the next meeting.

New Business:

Finance Committee Report:

Tracy explained that the committee discussed the next step for investment of IDA funds. She noted that the current CD is about \$15,000 and matures today. The board needs to decide what to do with those funds and provided the rates from LNB as those were the highest received. Rick Bley reviewed current financial position of the IDA and suggested moving \$75k to a 6 month CD and some or all of the remainder to a money market. Anne agreed that would leave enough funds available should there be any investments related to Gateway or GEDC that come up. Jason Fulton explained that he would prefer to invest in GEDC to prepare it for sale, rather than invest in items for long term ownership. He doesn't feel it is a healthy financial asset for the IDA, and selling it would return it to the tax rolls. Anne noted that selling it would be complicated because the City is a major tenant and made investments in the kitchen, but it is worth exploring and studying the options. The board determined that it would be reasonable to move \$75,000 into a 6-month CD and \$150,000 into a money market account.

- Motion to invest \$75,000 in a 6-month CD and \$150,000 in a money market by Ben Vasquez, second by Rick Bley. Jason Fulton voted nay, all else voted in favor. Motion passed.

2022-23 Budget:

Tracy explained that the finance committee reviewed the budget, which was developed based on previous years and input from the Websters. She reviewed the primary changes. Irene Rodriguez noted that the draft budget was not in the packet. Tracy shared the budget draft on the screen and reviewed the budget in greater detail. Jason Fulton asked about the rental income and utility amounts submitted by the Websters for GEDC, noting that they seemed out of line with the current year to date figures. Tracy explained that this year's figures include some things that were cleared up from previous years, like utility reimbursements that were outstanding. Jason asked that the monthly financial reports from GEDC include a budget column for comparison.

- Motion to approve 2022-23 budget as presented by Rick Bley, second by Irene Rodriguez. Motion carried unanimously.

Unfinished Business:

Environmental Services Update:

Tracy explained that the drilling and sampling is complete at the Gateway parcel. Once the lab reports are returned to Plumley, they will move forward with writing the remediation plan. She received communication from Plumley yesterday about some anomalies that were discovered and will have a follow up call with them on Monday.

Adjournment: Motion to adjourn at 9:34am by RJ Passalacqua, second by Rick Bley. Motion carried unanimously.

RESOLUTION

A regular meeting of The City of Geneva Industrial Development Agency was convened on Friday, July 8, 2022.

The following resolution was duly offered and seconded, to wit:

Resolution No. 07/2022-01

RESOLUTION OF THE CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE EXPANDED USE OF VIDEO CONFERENCING FOR MEETINGS OF THE BOARD OF DIRECTORS OF THE AGENCY.

WHEREAS, the COVID-19 state disaster emergency, through Sections 1 and 2 of part E of chapter 417 of the laws of 2021 which amended Article 7 of the Public Officers Law ("Open Meetings Law"), authorized public bodies to hold meetings without in-person access until the emergency declaration expired; and

WHEREAS, the state disaster emergency is set to expire on July 14, 2022; and

WHEREAS, the Governor of the State of New York (the "State") signed legislation in April of 2022 amending the Open Meeting Law, Article 7, Chapter 56, Section 103-a regarding the use of videoconferencing by public bodies when a quorum of the board, committee or subcommittee is present in-person or at public locations; and

WHEREAS, the amendment sets forth that members of the board or committee may attend and participate in open meetings of the board or committee in a location that is not open to the public if an "extraordinary circumstance" is presented as cause for video attendance and is established in a written procedure; and

WHEREAS, these extraordinary circumstances are herein defined as physical disability, illness, caregiver responsibilities, work-related restrictions, travel commitments, or other such significant or unexpected factor or event which precludes the member's attendance in person; and

WHEREAS, a member must report the exercise of extraordinary circumstances to the Executive Director of the Agency as soon as possible, in order to participate from a non-public venue via videoconference, ensuring that the member can be heard, seen and identified during the meeting; and

WHEREAS, when utilizing the extraordinary circumstance, the public will also be given opportunity to attend via videoconference; and,

WHEREAS, a public hearing was conducted in accordance with the Open Meeting Law regarding this resolution and required written procedures.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency will utilize the expanded use of videoconferencing under extraordinary circumstances for members to participate in a meeting of this public body in accordance with the laws of the State.

Section 2. The members of the Board of Directors of this public body will follow the written procedures to conduct a meeting using video conference attendance.

Section 3. This Resolution shall take effect immediately upon adoption.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

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

The Resolution was thereupon duly adopted.

SECRETARY'S CERTIFICATION

(Resolution Authorizing Expanded Use of Video Conferencing for Meetings of the Board of Directors of the Agency)

STATE OF NEW YORK)
COUNTY OF ONTARIO) SS.:

I, the undersigned Secretary of The City of Geneva Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of The City of Geneva Industrial Development Agency (the "Agency"), including the resolution contained therein, held on July 8, 2022, with the original thereof on file in the Agency's office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this 8th day of July, 2022.


Secretary