



**REGULAR MEETING MINUTES**  
**September 6, 2023 at 12:00 PM**  
**BID Conference Room**

**Board Members in Attendance**

Dana Hollenbeck  
Craig Talmage  
Josh Miller  
Marc Rodriguez  
Dave Linger  
Kyle Ackart  
Paula Bucklin  
Chevanne DeVaney\*

**Others in Attendance**

Tracy Verrier, MRB Group  
Harry Sicherman, Harrison Studio\*  
Michael Manikowski, TechFarm\*  
Amie Hendrix, City of Geneva  
David West, City of Geneva  
\*denotes remote attendance

**Agenda Items**

**Call to Order:**

Dave Linger called the meeting to order at 12:00 pm with a quorum present.

**Minutes Approval:**

- Motion to approve the July regular meeting minutes (no August meeting) by Kyle Ackart, second by Josh Miller. Motion carried unanimously.

**Financial Report:**

Tracy Verrier reviewed the July and August financial report noting the MRB Group contract fees as well as another disbursement to BID.

- Motion to approve the July and August financial report by Craig Talmage, second by Marc Rodriguez. Motion carried unanimously.

**City of Geneva Report:**

Amie Hendrix Introduced David West as the new Director of Planning and Economic Development. Amie provided an update on City Council, noting that they would be meeting later that evening to go over short-term rentals, City property disposition processes, and City events.

**TechFarm Request:**

Michael and Harry presented their request for TechFarm. The research and technology park devoted to agribusiness and food technology sits on 72 acres of land, noted by Michael as the last medium- to large-scale economic development site in the City of Geneva. The building on the site is operating at full capacity and they are about to begin construction on the second building. Not having space available has made businesses look elsewhere, including in Monroe County. They have identified the solution as making the site more shovel-ready, so that either private developers can sublease the land or so they can add additional buildings. They need updates to their strategic plan (Harry notes this is mostly done), site plan evaluation, and building design guidelines to be approved by Cornell University from whom the site is leased. Michael explained that the project will cost \$56,000. They are requesting \$25k from Ontario County Economic Development Corporation (OCEDC), \$25k from the LDC, and the remaining \$6k will be paid with equity.

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**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)

Dave requested postponing a decision until October meeting, pending a decision by the OCEDC. Michael and Harry confirmed that would be fine.

### Executive Session

- Motion to enter Executive Session for the proposed sale or lease of real property at 12:25pm by Craig Talmage, second by Kyle Ackart. Motion carried unanimously.
- Motion to exit Executive Session at 1:12pm by Paula Bucklin, second by Marc Rodriguez. Motion carried unanimously.

### Gateway Parcel

Tracy proposes that subject to IDA agreement and approval, they will counter with a straight sale with full identification to close by January 31<sup>st</sup>. The price will be either \$285,000 (removing the retail space) or \$250,000 with the retail space and maintaining a right of refusal at a locked subsidized rate (to be determined) for the first 5 years after the certificate of occupancy is issued for the retail space. No escrow.

- Motion to counter the Gateway Parcel buyer with a straight sale (no escrow) with full environmental identification to close by January 31<sup>st</sup> at a price of \$285,000 removing the retail space requirement OR \$250,000 with the retail space and maintaining a right of first refusal at a locked subsidized rate (to be determined) for the first 5 years after the certificate of occupancy is issued for the retail space by Kyle Ackart and seconded by Dana Hollenbeck. Motion carried unanimously.

### 2022 Audit

Tracy pointed out that the Audit includes an account payable balance of \$30,000, which is the amount that the LDC approved to support the BID in December 2021. The prior account payables had been had addressed and removed.

- Motion to approve audit by Dave Linger, seconded by Dana Hollenbeck. Motion carried unanimously.

### BID Request:

Tracy explained that BID had submitted a new funding request for 2024. They requested to carry over about \$30k from the current contract into 2024, and then requested an additional \$13k to be split between the LDC and IDA. Dave requested pushing discussion on this topic to the October meeting, noting that BID will need to know where the LDC stands prior to creating their budget later this year.

### Adjournment:

- Motion to adjourn by acclamation at 1:17pm.