

**Geneva Industrial Development Agency Board Meeting**  
**City Hall, 47 Castle Street, Geneva, New York**  
**And via Zoom livestreamed to GIDA's YouTube Page**  
**September 9, 2022 at 8:30am**

**In Attendance:**

Anne Nenneau  
Rick Bley  
Irene Rodriguez  
Lowell Dewey  
RJ Passalacqua  
Benjamin Vasquez\*  
*\*remote attendance*

**Others present:**

Tracy Verrier, MRB Group  
Amie Hendrix, Geneva City Manager  
Myles Webster, Webster Properties  
Maureen Lee, Geneva City School District  
Emma Powlin, Harris Beach

**Meeting Call to Order:**

Chair Anne Nenneau called meeting to order at 8:34am.

**Administrative Reports:**

**Meeting Minutes:**

- Motion to approve the minutes from the August 2022 regular meet by Rick Bley, second by Ben Vasquez. Motion carried unanimously.
- Motion to approve the minutes from the August 2022 Governance Committee meet by Anne Nenneau, second by Irene Rodriguez. Motion carried unanimously.

**Financial Report:**

- Tracy Verrier reviewed the August financial statements. She noted the legal fees and explained that this was for the time that Harris Beach spent responding to and monitoring a foreclosure action involving a PILOT recipient. This action is not a concern to the IDA due to the way PILOTs are structured, but needs to be monitored.
- Motion to approve the financial report presented by Irene Rodriguez, seconded by Lowell Dewey. Motion carried unanimously.

**Updates:**

**Geneva City School District:**

- Maureen Lee provided updates about the school district. She explained that the district has rebranded and reviewed the new pillars, and explained that they've hired 42 new teachers and a number of new staff. There is a new superintendent as well.

**GEDC:**

- Myles Webster noted that GEDC is quiet, they are preparing for the winter. They have some prospect in the pipeline, and are working on some tenant transitions.
- Emma Powlin from Harris Beach explained that they had drafted a second notice of termination for Pretzel Logic as they have not paid any rent since the 3 month extension was established. The extension ended September 1, and they are still occupying both spaces.

### **City Council Report:**

- Amie Hendrix, City Manager, reported that they are proceeding with the hiring process for the Director of Planning and Economic Development. Interviews will be in a few weeks. She also noted that City Council had a discussion about winter parking, and Council approved the public hearing date for the MAP grant.

### **IDA Projects:**

Tracy Verrier explained that the Governance Committee had a brief conversation about changing the project and fee policy to accommodate small projects that do not need PILOTs, but could benefit from the sales and use tax exemption and mortgage recording tax abatement. She noted that this should not require an amendment to the UTEP. The board was amenable to reviewing new policy language at the next meeting.

Anne Nenneau asked if Trinity is still on track for a fall closing. Tracy noted that as of the last update, they were still on track for October/November. Anne asked that Tracy follow up to check in again.

Anne asked about the Nardoizzi land sale. Tracy noted that they are working through the site plan process, but have not received approval yet.

### **New Business:**

#### **Report of the Governance Committee:**

Anne Nenneau reported that the Governance Committee reviewed various policies for consideration at the annual meeting in October. She noted that they recommended one change to the Whistleblower Policy to add the state hotline. The evaluation and fiduciary forms will also be on next month's agenda.

#### **GEDC Committee Establishment:**

Anne Nenneau reviewed the summary overview of the ad hoc committee, which was included in the packet. Tracy explained that Jason, RJ and Irene offered to be on the committee, and Lowell offered to assist with certain aspects around site review. Tracy also reviewed the MRB proposal for administrative services to this committee, which is set up as a time and expense contract. The board was agreeable to entering this contract. Anne noted that the goal is to have a recommendation at the January meeting.

### **Unfinished Business:**

#### **Quality of Life Discussion Update:**

Tracy noted that there was a meeting among the IDA, LDC, BID, and City to discuss efforts that would help with beautification efforts. Ultimately it was decided that it would be best to help establish a volunteer hub model, but the details will be hammered out more.

Tracy noted that the IDA board had expressed an interest in facilitating a joint planning meeting among economic development partners. The BID is currently going through a planning process, so it would make sense to wait for them to complete that and possibly to wait until the City Director of Planning and Economic Development Planning is in

place. The BID planning consultant may also be able to facilitate a joint meeting under that existing scope, which also needs to be clarified.

Anne asked about the idea of hiring additional seasonal positions to help with summer maintenance and weeding. Tracy explained that they did discuss that, but there are a number of complications that we need to work out before committing to that.

**Environmental Services Update:**

Tracy explained that Wendy Marsh has been working with Plumley to review and update the request to DEC. It was determined that it was critical to know if there are any underground tanks on the site, so we went ahead and hired a contractor to investigate the anomalies that were identified in Plumley's initial testing. There were no tanks discovered. As such, it is likely that the contamination is not coming from on site, and as such the new request will provide new and updated information about the history of the site, and request again that the spill report be closed perhaps with just some deed restrictions to ensure any development appropriately handles any contamination on the site. If this request is approved, it would be the IDA in a good position to move forward with a sale, but the IDA may want to revisit the language of the sale contract.

**Adjournment:** Motion to adjourn at 9:17am by Lowell Dewey, second by Ben Vasquez. Motion carried unanimously.