

Geneva Industrial Development Agency Board Meeting
Location: 2nd floor conference room, City Hall, Geneva
Video via Zoom via The City of Geneva's YouTube Page
Geneva, New York,
September 3rd 2021

In Attendance:

Anne Nenneau
Lowell Dewey
Rick Bley
Irene Rodriguez
Ben Vasquez
RJ Passalacqua
Frank Cecere

Others present:

Sage Gerling, City of Geneva
Adam Blowers, City of Geneva
Erica Collins, City of Geneva
Craig Webster, GEDC Management – by phone
Ken Camera, City Councilor

Meeting Call to Order:

Chair Anne Nenneau called meeting to order.
Anne, has Welcomed Ben Vasquez to the board

Administrative Reports:

Motion to approve meeting minutes:

- Motion to approve meeting minutes from August 6th, 2021, moved by RJ Passalacqua, 2nd by Rick Bley. Board unanimously approved meeting minutes from August 6th, 2021.

Financial Report:

- No activity on the IDA account on the expense or revenue side other than American Tower and Lake Street Winery.
- Still currently working on GEDC improvements, turn around time on re-payments have been prompt.
- Motion to approve financial report, moved by Ben Vasquez, 2nd by Lowell Dewey. Board unanimously approved financial report by Adam Blowers.

IDA Budget 2021-2022

- Primary concern has been getting GEDC up to par, and standards. A few items have been added such as projects line item, and ideas for different plans and steps forward with the building. If rental income increases, monies can be added to help with capital projects in the building.
- Expense side for IDA is typically for audit and administration on the city side.
- Once budget is approved, Adam will upload to website to keep in compliance.
- Motion to approve IDA 2021-2022 budget, moved by Irene Rodriguez, 2nd by RJ Passalacqua. By roll call, board unanimously approved IDA Budget 2021-2022.

City-Wide Zoning Rewrite Draft

- Business Improvement District (BID) has reviewed zoning draft and offered comments, they have asked if other agencies (LDC, IDA) would like to add to draft with similar concerns. They would like to submit together to City Council, regarding the zoning re-write.
- Among other items, priority is to have re-write development friendly, as well as property owner friendly.
- Rick Bley has volunteered to put together draft letter on behalf of IDA to submit to council but will circulate to board beforehand.

Industrial Park Parcels

- Industrial Park Parcels: 34 Forge Ave. (Tax Map IDs: 90.12-3-1.113 and 90.12-3-3)
- Resolution No. 8 request to Geneva City Council and Ontario County authorizing Geneva Industrial Development Agency to Sell Industrial Park Property parcel.
- Motion to approve resolution 8, moved by Lowell Dewey, 2nd by Rick Bley. By roll call, board unanimously approved resolution 8.

Updates:

Geneva City School District:

- No activity to report

City Council Report:

- Budget preparations are underway.
- Budget presentation is September 22nd at 6pm at Jordan Hall.
- October 15th 2021, will be a special meeting on NYS legislation for cannabis for the retail dispensaries and on-site consumption. Code enforcement discussion will also take place at meeting.

IDA Projects:

- Gateway project is in phase 2 and Sage is currently working with developers on next steps.
- IDA can anticipate two PILOTs coming from Nardozzi Construction and American Legion 1115 Lochland Rd. Property, the City is currently working with both applicants on application process'
- Sage Gerling, read a letter from residents concerning the American Legion property. (Letter attached to minutes)

Food and Beverage:

- Geneva Made strategy and website unveiling will take place end of month beginning of next month.

Tech Farm:

- 2nd building is still underway, the engineer is making great progress on that end.

GEDC:

- All is stable at GEDC, no major activity
- Management company did a few showings, working with one prospect.
- Maintenance issues still underway. Heating issues, one of the larger AC units shut down. Craig has been working with Adam and Sage to get some ideas and headway on the fixing the project before winter hits.
- Letters went out to tenants; some tenants have sent in certifications for forklifts. They will continue to get things situated before the New Year.

- Budget and scope of work for the 2022 year was sent in to the city.

Confirm Annual Meeting Date

- Discussion to change October meeting date to Oct. 15th, 8:30 AM

Adjournment