

**Geneva Industrial Development Agency
City of Geneva's Teams Room Located at 47 Castle St. 2nd Floor
And via Zoom livestreamed to GIDA's YouTube Page
Friday, April 4, 2025 – 8:30am
Meeting Minutes**

In Attendance:

Anne Nenneau, Chair
RJ Passalacqua
Irene Rodriguez
Lowell Dewey
Catherine Price
Jan Regan

Others Present:

Steven Maier
David West, City of Geneva
Adam Blowers, City of Geneva
Nicole Tillotson, City of Geneva
Myles Webster, via phone
Councilor Brennan, City of Geneva
Councilor Lavin, City of Geneva
Ryan Davis, Ontario County
Josh Kayn

Meeting Called to Order

Chair Nenneau called the meeting to order at 8:30am

Director West reviewed the Industrial Development Agency's Mission Statement

Additions and Deletions to the Agenda

Ms. Regan asked to add a request under new business to consider GEDC space for Toy Library storage.

February Minute approval needs to be removed from the agenda.

Ms. Rodriguez made a motion to add Toy Library storage to the agenda, and remove adoption of February Minutes, seconded by Mr. Passalacqua; motion carried.

Financia Report

Comptroller Blowers shared that the GEDC assessment was update to \$1.9 million, explaining that this figure will only change with a city-wide revaluation or change of use. Profit and Loss shows \$2,000 of investment income, and \$30,000 in expenses. The BID support will be in line with the IDA's fiscal year, October 1- September 30.

Ms. Rodriguez made a motion to approve the Financial Report; seconded by Mr. Passalacqua. Motion carried unanimously.

GEDC Report from Webster Properties

There has been progress with the Food Justice space. There are a few more days before the IDA can get a dumpster in there and clear out what ever has been left in the space. Mr. Webster shared that there has been some interest in vehicles left in the space. There are some internal tenants that may be interested in expanding into the

Food Justice space.

Director West shared that FLX Winery/Element expansion led to a request for the IDA to pay for improvements to the space. He explained to the tenants that they would be responsible for improvement costs, since they are paying reduced rent. They were advised that if they pay market rate rent, that could change.

Mr. Webster shared that a few minor roof repairs have been needed, otherwise fairly quiet at the GEDC recently.

Director West asked Mr. Webster if there was any update on unit 203A, as the tenant is quite delinquent. He wondered if the payment plan was going on as expected. Mr. Webster said he's working on keeping them on track, and thinks they'll be ok.

GEDC Committee Report

Mr. Dewey shared that he met with the City Manager to explain the IDA's position related to the City's rent for DPW space at the GEDC, explaining the IDA's wish not to operate in the red. The City has 10 years remaining on a lease for 30,000 square feet, and the IDA is unable to raise rent to current standards under the agreement. Mr. Dewey explained to City Manager Hendrix that if the IDA sells the property the City will face a major increase in rent, or they could consider a lower increase under current ownership. The City Manager agreed to discuss the matter with City Council. Councilor Lavin wondered if the City's lease is protected if the building is sold. Director West explained that it is not, as there are not the same protections in commercial leases as residential. Chair Nenneau noted a long term trend of disrepair, leading to space at the GEDC being unable to lease at market rate. Options that remain include either selling or becoming profitable. Councilor Lavin suggested selling for \$1 for a joint housing venture with the County. Director West explained that the IDA still owes \$500,000 on the property, so they're not in a position to sell for \$1. Councilor Lavin noted the value of staff time and effort spent on the GEDC, versus other economic development activities, discussion followed. Director West explained that market rate for the space the City is renting is \$4-\$12 per square foot, while the City is currently paying \$0.38 per square foot. If the price is increased to \$4 per square foot, the GEDC would be in the black, and able to make improvements to the building. Mr. Dewey noted that the City is also responsible for the storage building since they are using the space, and that building needs to be demolished.

Director West reviewed all of the good activity at the GEDC including gymnastics, martial arts, a winery and brewery. He also shared that the Geneva Theater Guild wants to add a mural in the hall outside of their space.

Ms. Regan explained that she was approached by a group that has started a toy library. The model is to borrow a toy for a month, then bring it back. The group is looking for a space to store the toys, which will be lent out at distribution events in the community. They don't need climate control, just a dry space, for about a year, until their permanent space is ready. Director West recalled a small office that might work, and wondered if the group would need zero rent. Ms. Raegan thought they might have funds for a small amount of rent. Mr. Passalacqua wondered if a business might want to pay towards rent, and have their name associated with the project. Chair Nenneau explained that she is leery to set a zero-rent president. Director West noted that GRAF is looking for

free space to store their mobile stage, noting that the GEDC has a lot of space, and should create criteria to qualify for free rent, if that is a direction the IDA wants to move in. Discussion followed around a few other spaces that might make sense for the Toy Library storage, perhaps putting them near car storage in an unimproved space for \$50/month.

Awards Committee

Mr. Dewey reported that progress has been difficult, he's having trouble finding cell phone numbers for two property owners. He has made contact with two of the four homes identified for awards. Both are excited to be recognized. He explained that he's had a tough time connecting with the Lowes' manager and heard that they may not be able to donate a prize for an organization that isn't a not for profit. Ms. Price offered to run it through Geneva Downtown, the not-for-profit arm of the BID. HEP is willing to donate, and if they do, their logo will go on the award plaque. Mr. Dewey would also like to recognize two apartment buildings that have made improvements. Chair Nenneau recommended making an effort to get the awards in the paper as well.

Nominating Committee

Chair Nenneau and Mr. Passalacqua met with candidate Josh Kayn last week and strongly recommend him for appointment to the IDA. They note that he's extremely articulate, and was well prepared for the meeting.

Mr. Passalacqua made a motion to recommend Josh Kayn for appointment to the IDA Board, seconded by Ms. Rodriguez; motion carried unanimously.

Directors Report

Ongoing Projects:

Director West shared that applications are out for two residential projects that will come before the Planning Board in April, and noted that he expects to have an application on the agenda for the May IDA meeting. He shared that State reps are excited about the Home Leasing and Lakeview projects, indicating the possibility of funding two projects in the City in one year due to the quality of the candidates.

The OEO project has formed a subcommittee to work with the development team. Home Leasing will be looking for a PILOT, and is beginning to plan neighborhood meetings. Chair Nenneau asked Attorney Maier if there is anything put together to help guide the process. Mr. Maier recommends a fixed payment structure, rather than making assumptions that may not pan out 15-20 years down the road. Chair Nenneau explained that the IDA will lean on legal as the process progresses. Discussion followed. Mr. Davis shared that the County has done all of this in the past year, and can assist as well.

Mr. Dewey wondered what the Foundry building looked like while it still stood. Councilor Brennan described it as a single story, elevated on one end, with a smoke stack, and concrete floor everywhere. The building was scrapped off, while the slab remained until remediation. The area was noisy due to the foundry, and lights were always on, as they had day and night shifts.

Ms. Regan wondered if the developer is committed to four stories. Director West explained that the minimum number of units is 60, to secure financing. Chair Nenneau noted that there will be items before the Planning Board related to parking, noting that the building footprint can't be very big. Director West noted that there will be room to reduce parking with data, and that zoning says the building has to be on the street with parking in the rear. The developer can ask for variances for certain design items, and he noted that the building shown at the City Council presentation was a pencil sketch, not set in stone. Councilor Brennan recalled Home Leasing's Huntington Park building in Seneca Falls, which fits in with the neighborhood, is a great building, and a great addition to the community.

Executive Session

Ms. Regan made a motion to enter into executive session at 9:30am to discuss sale or lease of real property, seconded by Mr. Passalacqua; motion carried unanimously.

Ms. Price made a motion to exit executive session at 9:46am, seconded by Mr. Dewey; motion carried unanimously.

Adjournment

Meeting adjourned at 9:27am.