

Geneva Industrial Development Agency Board Meeting
Location: 255 Exchange Street
Geneva, New York,
Wednesday, March 4th 2020, 4 PM

In Attendance:

Board members: Frank Cecere, Anne Nenneau, Teresa Angelo, Bethany Haswell, R.J. Passalacqua, Rick Bley, Lowell Dewey

Absent:

None

Others present:

Adam Blowers, Sage Gerling, Erica Collins, Nick Massa Jr., Anthony Lewis, Michael Manikowski

Meeting Call to Order:

Chair Frank Cecere called meeting to order at 4pm

Approval of Minutes:

Frank Cecere called for motion to approve minutes moved by Ms. Nenneau and seconded by Ms. Angelo, board unanimously approved December 17th 2019 meeting minutes, based off of the correction:

1. Changing approval of minutes from December 17th to October 15th 2019 from second paragraph under "Meeting Call to Order."

Treasurer's Report: Mr. Blowers

- The 2017-18 audit been circulated to all board members and has been uploaded to the NYS Authority Budget Office's website. We are currently in compliance again. For the 2017-18 audit, we have received an unmodified audit, which means we are in good standing. We will continue to address corrective action items.

-We are currently working on 2018-2019 audit. Mr. Blowers and Mr. Massa will continue to provide information to the auditors. Current audit underway may be slightly behind, but it will be done in a timely manner.

- Ms. Gerling requested a motion to approve the 2017-2018 audit, which was moved by Ms. Nenneau, 2nd by Mr. Bley, and unanimously approved by the board.

Industrial Park Map ID 90.16-3.110

-CCMI Owner, Anthony Lewis gave a presentation asking for a sale of industrial park land parcel 90.16-3.110, owned by IDA.

-Offer letter for purchase from CCMI, and tax map attached.

Executive Session:

-Mr. Cecere requested a motion to enter Executive Session moved by Mr. Passalacqua, 2nd by Mr. Bley.

-4:24pm the IDA entered Executive Session regarding:

1. The proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof; and

2. Proposed, pending or current litigation.

-4:53pm Mr. Cecere requested a motion to come out of Executive Session moved by Mr. Passalacqua, 2nd by Mr. Bley.

Industrial Park Map ID 90.16-3.110

-Following Executive Session Ms. Nenneau read aloud the following Resolution 2020-1 (attached) requesting City Council approval for sale of tax map parcel 90.16-3.110.

-Ms. Nenneau requested a motion to approve Resolution 2020-1, moved by Mr. Bley, 2nd by Mr. Dewey. Mr. Dewey made note he felt assess value was high, and there are wetlands in areas that will result in challenges for CCMI.

- The board unanimously approved Resolution 2020-1.

- The next step is sending the request to the City Council and Ontario County IDA for their approvals of the purchase.

Nominating Committee: Teresa Angelo

-Ms. Angelo has made a motion to appoint Carole Brown to the IDA board, 2nd by Mr. Passalacqua. Board unanimously approved Carole Brown appointment to board. The recommendation will go to the City Council for approval.

Updates

Ag and Food Tech Park: Sage Gerling

-Tech farm board is moving forward with 2nd manufacturing building.

-In process with a Federal EDA grant submission.

City Council: Sage Gerling

-City Council has identified two goals, and have formed two subcommittees.

1. First goal is increasing revenue for the City of which a finance committee has been formed. Future partnership possibilities with the IDA anticipated.

2. Second goal is Beautification through efficiency of services, code enforcement adjustments, and capital improvements.

Marketing Update: Sage Gerling

-Looking and transitioning on ways to 'Tell Our Story.'

-The City website is making improvements and updates.

Food and Beverage Industry Consortium: Sage Gerling

-Food and Beverage Industry Consortium is getting back in motion. We now have a shared position with the Center of Excellence. More details to follow.

GEDC Report: Nick Massa Jr.

-Attachment included.

- Food Justice would like to coordinate a meeting with the City of Geneva to discuss future and funding going forward.

Geneva City School District Report:

- No report given

Other Business:

-Toby, an HWS student has joined us interested in the IDA and local government will be joining IDA more often and getting involved.

-Ms. Angelo questioned meeting and time change, Ms. Gerling mentioned due to our live streaming with FLTV and cost, we have decided to do meetings before City Council meetings.

Adjournment

Geneva Industrial Development Agency Board Meeting
Location: Video via Zoom and FLTV Live Streaming
Geneva, New York,
Wednesday, April 1st 2020, 4 PM

In Attendance:

Board members: Anne Nenneau, Teresa Angelo, Rick Bley, Lowell Dewey

Absent:

R.J. Passalacqua, Frank Cecere

Others present:

Adam Blowers, Sage Gerling, Erica Collins, Nick Massa Jr., Anthony Lewis CCMI, Jeffrey Cahoon Pretzel Logic

Meeting Call to Order:

Chair Anne Nenneau called meeting to order at 4pm

Approval of Minutes:

Anne Nenneau called for a motion to approve minutes. Moved by Mr. Bley and seconded by Mr. Dewey, the board unanimously approved March 4th, 2020 meeting minutes, with the following correction:

1. Removing Bethany Haswell from 'In attendance' on meeting minutes.

New Business

1. GEDC Repair & Alternation Expenditure
 - a. Jeffrey Cahoon a tenant at the GEDC with Pretzel Logic requested funds from IDA for expansion of current and new space occupancy in the GEDC.
 - b. Sage Gerling, shared a resolution for request of IDA funds (resolution attached)
 - c. Anne Nenneau asked for a motion to consider the resolution brought forward to consider the expenditure at the GEDC. Motion was moved by Teresa Angelo, 2nd by Rick Bley.
 - d. Anne Nenneau asked to amend the motion to change budget for improvements anticipated from \$20,000 to not to exceed \$25,000, amendment moved by Rick Bley, 2nd by Lowell Dewey. Board unanimously accepted amendment and then approved resolution.
2. Sage Gerling, welcomed new IDA appointment Carole Brown pending council approval. If all goes through Carole will join IDA May Meeting.

Adjournment

Geneva Industrial Development Agency Board Meeting
Location: Video via Zoom and FLTV Live Streaming
Geneva, New York,
Thursday, May 14th 2020 5pm

In Attendance:

Board members: Anne Nenneau, Teresa Angelo, Lowell Dewey, R.J. Passalacqua, Frank Cecere, Carole Brown

Absent:

Rick Bley, Adam Blowers, Ken Camera

Others present:

Sage Gerling, Erica Collins, Trina Newton

Meeting Call to Order:

Chair Frank Cecere called meeting to order at 5pm.

Frank Cecere welcomed a new IDA board member, Carole Brown.

Approval of Minutes:

Frank Cecere called for a motion to approve minutes. Moved by Anne Nenneau and seconded by Teresa Angelo, the board unanimously approved April 1st, 2020 meeting minutes, with the following correction:

1. R.J. Passalacqua is listed as absent, but was present.

Monthly Reports:

Geneva City School District update, Superintendent, Trina Newton.

- Budget vote is June 9th, was scheduled for May 19th given COVID per Governor Cuomo new date is June 9th. Post cards should be delivered to all households in district. Post cards will have both budget hearing date, and the instructions for the budget.
- Households should also receive absentee ballots they have to be received back by 5pm on June 9th. Can hand deliver to drop box, or mail back.
- Budget vote usually is about \$5,000. With this new process it is around \$40,000-\$50,000 to do via absentee vote. Hopes this is temporary, it will be a financial burden on district, state, county, and city.
- 1 seat open on BOE, there are 10 candidates. 1 has tried to withdrawal but may or may not be able to due to already sent to print.
- Since COVID 2019 PAUSE, the district has been feeding children breakfast and lunch. Through their findings they found out there were parents who also did not have food. With permission they now can provide food to anyone within the household. Feedings are Monday through Friday except Memorial Day. There are three site locations; West Street School, Circle at Carter Rd., Boys and Girls Club on Goodman St.
- The district is partnered with the Boys and Girls Club who makes deliveries of the meals to the families who do not have transportation. B&G with HWS are providing the dinners.
- Backpack program funded by Rotary, runs every two weeks.

- Summer school is undecided. The Schools are apart of Phase IV of Governor plan.
- Possibility that this year's summer school will look very different this year.
- Construction will begin at NSS and Geneva Middle School have been given go ahead to get going ASAP. Due to COVID this have set back and will take longer as expected.
- North Street School will have classroom configurations and security upgrades being done.
- Geneva Middle School is having security upgrades and new doors added.
- Hoping to be ready to open in September but not sure at this point if that will happen.
- Graduation celebration planning is in the works. A committee with the class of 2020, parents, community members, and staff. They will have to come up with a proposal/plan and submit to Ms. Newton by end of May. Then school will have to apply for a waiver from NYS. Then will have to get approval at both County and City level.

Financial Report:

- No financial activity in April
- All audit information for IDA and GEDC has been submitted and being processed. Will come to board once finished for approval.
- Motion to approve financial report, moved by Carole Brown, seconded by Teresa Angelo. Board unanimously approved the financial report for the IDA.

Executive Session:

- ***Regarding the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.***
- ***Discussions regarding proposed, pending or current litigation.***
- A motion was made for board to enter Executive Session, moved by Teresa Angelo, seconded by Anne Nenneau at 5:17pm the IDA board approved and entered into Executive Session.
- A motion was made for the board to exit Executive Session, moved by R.J. Passalacqua, seconded by Anne Nenneau at 5:22pm the IDA board approved and exited Executive Session.

New Business

Geneva Industrial Park Tax Map ID 90.16-3.110

- Resolution #3-2020; Authorizing City of Geneva Industrial Development Agency to Sell Industrial Park Property Tax Map ID: 90.16-3.110
 - Ontario County IDA approved motion to sell on March 24th 2020
 - City of Geneva City Council approved sale on May 13th 2020
 - Both decisions were unanimous.
- **MOTION** to authorize sale of property at Forge Avenue West 90.16-3.110, moved by Anne Nenneau, seconded by Lowell Dewey. Board unanimously approved sale of property at Forge Avenue West (Tax Map ID: 90.16-3.110).

Gateway Project

- Parcels owned at North Street and Exchange Street.
- 15 E. North Street, has a house remaining and IDA board has discussed demolishing. Sage Gerling and Adam Blowers have recommended we moved forward with demolition.
- The Local Development Corporation (part owners to property) has approved demolishing at not exceed \$25,000. Adam Blowers working from a previous BID that we had before. Will follow through with that.
- The not to exceed would be half coming from the LDC and half coming from the IDA.
- **MOTION** to move forward with the demolition of 15 E. North Street, in the amount not to exceed \$25,000. The amounts of half from the LDC and half coming from the IDA. Motion moved by Anne Nenneau to spend up to \$12,500 on demolition for 15 E. North Street, seconded by R.J. Passalacqua. Board unanimously approved.

COVID 19 Response

- City of Geneva was awarded the grant: NYS Micro Enterprise Assistance Program in December 2019. When COVID 19 occurred, Collette Barnard with the City of Geneva began working with State to see if some of the funding received could be used as a small business assistance program. State partners at the Office of Community Renewal jumped on board and worked to develop a program available to all small business (businesses up to 500) and not just micro enterprises. There is an income qualifying component, that is required.
- The City developed the Small Business Disaster Grant program to be able to provide grants up to \$10,000 to help with monthly expenses that have happened since COVID 19 and not being in business. These funds can be used for rent, mortgage, utilities, employees and inventory, etc.
- The Local Development Corporation last week designated \$25,000 to this program.
- Sage Gerling has asked the IDA to do the same allocation of \$25,000.
- **MOTION** to contribute up to \$25,000 to the City of Geneva's Small Business Disaster Relief program, moved by Lowell Dewey, seconded by Carole Brown. Board unanimously approved allocation of \$25,000 to City of Geneva Small Business Disaster Relief Program.

Monthly Reports Continued:

Ag and Food Tech Park

- Board continues to work on 2nd building and closer to Federal EDA grant submission
- AES is still looking to fill up a majority of the new building.

City Council Report

- Meeting for May was first look at financial projections of revenue loss due to COVID 19. Continued discussions will take place and best and worst case scenarios are being developed.
- City Wide zoning update moving along well. Last night City Council was given a presentation from Barton and Luguidice bringing them up to speed. Zoning Update Committee is close to rough draft for the community to review.

Marketing

- Katie Labbe, the City Planner, has taken a look at how the City provides proactive information to businesses that want to come here. She is starting with our website to make changes to be more business friendly. She will be partnering with BID to do a downtown focus, then focus on the Tech Farm, then city wide.
- For the Food and Beverage Consortium: The coordinator, in partnership with the Center of Excellence, Carrie Wheeler-Carmenatty, has rebooted the leadership circle as well as starting back up the work groups. The “Telling our story” group will be working with Carrie for a website being created to help promote Geneva in the Food and Beverage sector.

Geneva Enterprise Development Center (GEDC)

- Progress is being made on Pretzel Logic (current tenant) with upgrades.
- Lease is under negotiations and part of requirements set fourth for funding from IDA.
- GEDC Roof management project has been made and satisfied
- Massa has not taken management fee, but will begin to do so and catch up with that.

Adjournment

RESOLUTION # 3-2020
AUTHORIZING CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY
TO SELL INDUSTRIAL PARK PROPERTY

WHEREAS, the Geneva Industrial Development Agency is a body politic authorized under Article 18-A of the General Municipal Law of the State of New York; and

WHEREAS, the Geneva Industrial Agency owns property at Forge Ave-West (90.16-3-11.110) under a joint venture agreement with the City of Geneva and the Ontario County IDA; and

WHEREAS, CCMI Inc., plans to employ approximately 20 full-time positions in manufacturing; and

WHEREAS, CCMI Inc. intends to construct a new manufacturing facility to help support their current and future growth.

WHEREAS, an offer has been submitted by CCMI for \$70,000 to purchase the parcel located at Forge Ave-West (90.16-3-11.110).

NOW, THEREFORE BE IT RESOLVED, that the Geneva Industrial Development Agency hereby directs the Chief Financial Officer and Attorney of the City of Geneva IDA to prepare and execute documents necessary to affect the sale of property at Forge Ave-West (90.16-3-11.110).

RESOLVED this 14th day of May, 2020.

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

	Yea	Nay	Abstain	Absent
Anne Nenneau	[X]	[]	[]	[]
Frank Cecere	[X]	[]	[]	[]
Lowell Dewey	[X]	[]	[]	[]
Rick Bley	[]	[]	[]	[X]
RJ Passalacqua	[X]	[]	[]	[]
Teresa Angelo	[X]	[]	[]	[]
Carole Browne	[X]	[]	[]	[]

The Resolution was thereupon duly adopted.



Geneva Industrial Development Agency
Executive Director

Geneva Industrial Development Agency Board Meeting
Location: Video via Zoom and FLTV Live Streaming
Geneva, New York,
July 29th 2020 4pm

In Attendance:

Board members: Sage Gerling, Carole Brown, Anne Nenneau, Teresa Angelo, Lowell Dewey, Rick Bley

Absent:

Frank Cecere, RJ Passalacqua

Others present:

Adam Blowers, City of Geneva
Erica Collins, City of Geneva
May Farnsworth, Geneva CSD Board
Brian Finnerty, Geneva CSD Board

Guests:

Bill Corbett, Corbett Inc.
Doug Kimenhour, Corbett Inc.
Stephen Maier, Harris Beach
Russ Gaenzle, Harris Beach

Meeting Call to Order:

Chair Anne Nenneau called meeting to order at 4pm.

Approval of Minutes:

Anne Nenneau called for a motion to approve May 14th minutes. Moved by Rick Bley and seconded by Teresa Angelo, the board unanimously approved May 14th, 2020 meeting minutes.

Financial Report:

- Month of June and prior months revenue received from American Tower monthly lease payment and for the IDA Downtown Winery payment
- There has been one check cut for audit 2017-2018, which was just completed a few months ago.
- Currently in the process of completing our 2018-2019 audit now. Email exchanges have taken place to get audit for GEDC squared away by mid-August to bring to board for approval, then submitted to state to remain in compliance.
- Motion to approve financial report, moved by Anne Nenneau, seconded by Lowell Dewey. Board unanimously approved the financial report for the IDA.

New Business

Presentation by DCMB Ventures and Public Hearing for Resolution 7-2020

- Application for financial assistance by DCMB Ventures, LLC for 459-465 Exchange Street.
- Anne Nenneau opened floor for a public hearing from community on presentation and Resolution 7-2020 at 4:16 PM.
- Board Member Teresa Angelo spoke during the public hearing portion with positive comments in support of the project and their mission to have an arts

and entertainment focus. No community members spoke during the public hearing.

- Anne Nenneau then closed public hearing at 4:17 PM and IDA moved to enter into executive Session.

Executive Session:

- ***Discussing financial information of a specific corporation.***
- A motion was made for board to enter Executive Session, moved by Rick Bley, seconded by Teresa Angelo at 4:23pm the IDA board approved and entered into Executive Session.
- A motion was made for the board to exit Executive Session, moved by Rick Bley, seconded by Teresa Angelo at 4:37pm the IDA board approved and exited Executive Session. No action taken.

New Business Cont.

- **Consideration of resolution 7-2020, DCMB Ventures, LLC project**
 - Resolution attached
 - Motion from Carole Brown seconded by Teresa Angelo to put resolution on the floor. Board approved unanimously.
- **GEDC Management**
 - GEDC Staff Liaisons would like to make the recommendation to try a different system for renewing the management contract and would like to push out an RFP (request for proposals).
 - Contract will go out for both the current manager of GEDC and other management firms to submit proposals
 - Motion to approve RFPs for Geneva Enterprise Development Building Management. Motion moved by Anne Nenneau, seconded by Rick Bley. Board approved unanimously.

Monthly Reports:

Geneva City School District- May Farnsworth

- School district has hired a new Superintendent following the retirement of Ms. Trina Newton, before Trina left, she was able to assist with the process and also able to oversee and watch in person graduation with students outdoors.
- New Superintendent Dr. Patricia Garcia has taken over July 1st 2020
- She has created a task force for COVID19 and met with community leaders regarding the back to school plan due.
- She will have round table discussions about task force and back to school plan, one in English and one in Spanish.
- Summer school is in session virtually.
- GCSD have appointed a new School District Board member, Brian Finnerty.
- Continuing on, Brian will be serving as the IDA liaison on behalf of the GCSD, and May Farnsworth will be his alternate.

Ag and Food Tech Park

- The 2nd building is still underway for getting a grant.

- A lot of tenants have been meeting with group looking for growth and expansion of their businesses. Working with the Center of Excellence has been great to help nurture and drive those businesses.

City Council Report

- Budget season is here, Council is dealing with revenue losses for the 2020 budget and now in the cycle for the 2021 budget.
- Council will have meetings with Adam and Sage in August, early September the City Manager's budget will be presented. Following presentation Council will continue to work with and dive in with anticipation of budget adoption end October

Marketing

- Primary focus has been on the Food and Beverage (FAB) Consortium, which the City has a partnership with the Center of Excellence.
- The 'Telling the Story' committee has been meeting with 29 Design Studio whom they've hired to do an update and re-branding. More to come and a strategy behind all of those efforts to really put into stone that Geneva is the regional food and beverage hub.

Geneva Enterprise Development Center (GEDC)

- Nick Massa Jr., has circulated report on behalf of GEDC
- Erica will circulate to board. Included in report is tenant update and rent roll.

Adjournment

FINAL RESOLUTION
(DCMB Ventures LLC Project)

A regular meeting of The City of Geneva Industrial Development Agency was convened on Wednesday, July 29, 2020.

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

Resolution No. 07-2020

RESOLUTION OF THE CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") (i) ACCEPTING AN APPLICATION WITH RESPECT TO A CERTAIN PROJECT (DEFINED BELOW); (ii) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON JULY 29, 2020, WITH RESPECT TO THE DCMB VENTURES LLC (THE "COMPANY") PROJECT (AS FURTHER DESCRIBED BELOW); (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, RENOVATION AND EQUIPPING OF THE PROJECT, (B) A MORTGAGE RECORDING TAX EXEMPTION AS PERMITTED BY NEW YORK STATE LAW, AND (C) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A TAX AGREEMENT; AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, TAX AGREEMENT, MORTGAGE AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "State"), as amended, and Chapter 552 of the Laws of 1981 of the State of New York, as amended (hereinafter collectively called the "Act"), **THE CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **DCMB VENTURES LLC** for itself or on behalf of an entity formed or to be formed by it or on its behalf (the "Company"), has submitted an application (the "Application") to the Agency, a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project (the "Project"), consisting of: (i) the acquisition by the Agency of a leasehold or other interest in certain property located at 459-465 Exchange Street in the City of Geneva, New York, Ontario County, New York (the "Land") and the existing improvements located thereon, consisting principally of an approximately three-story, 16,000 square foot building a/k/a The Dove Block building (the "Existing Improvements"), (ii) the renovation of the Existing Improvements, including, but not limited to,

the fit-out of The Dove Block building, together with new HVAC, plumbing, and electric, all for the purpose of accommodating an art gallery, furniture gallery and office and mixed-use space (collectively, the "Improvements"), and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land, the Existing Improvements and the Improvements, the "Facility"); and

WHEREAS, pursuant to Article 18-A of the Act the Agency desires to adopt a resolution approving the Project and the Financial Assistance (as defined below) that the Agency is contemplating with respect to the Project; and

WHEREAS, it is contemplated that the Agency will (i) designate the Company as agent of the Agency for the purpose of undertaking the Project pursuant to a project agreement (the "Project Agreement"), (ii) negotiate and enter into a lease agreement (the "Lease Agreement"), a leaseback agreement (the "Leaseback Agreement"), a tax agreement (the "Tax Agreement") and related documents with the Company, (iii) take or retain title to or a leasehold interest in the Land, the Improvements, the Equipment and personal property constituting the Project (once the Lease Agreement, the Leaseback Agreement and the Tax Agreement have been negotiated), and (iv) provide financial assistance to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Project, (b) an exemption from the mortgage recording tax as authorized by the laws of the State for financing related to the Project, and (c) a real property tax abatement structured through the Tax Agreement (collectively, the "Financial Assistance"); and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project; and

WHEREAS, pursuant to Section 859-a of the Act, on Wednesday, July 29, 2020, at 4:00 p.m., local time, the Agency held a public hearing via teleconference with respect to the Project and the proposed Financial Assistance being contemplated by the Agency (the "Public Hearing"), whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; a copy of the Notice of Public Hearing published in *The Finger Lakes Times*, the affidavit of publication of such newspaper, and Minutes of the Public Hearing are attached hereto as **Exhibit A**; and

WHEREAS, the Project Agreement, the Lease Agreement, the Leaseback Agreement, the Tax Agreement and related documents have been negotiated and will be presented to the Agency for execution subject to the approval of this resolution.

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

Section 1. The Company has presented an Application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the

Application, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of acquiring, constructing and equipping the Project; and

(C) The Agency has the authority to take the actions contemplated herein under the Act; and

(D) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing employment opportunities in the City of Geneva, New York and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a facility or commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(F) Based upon a review of the Application, the Agency has identified the Project as a "Type II Action" pursuant to SEQRA and 6 N.Y.C.R.R. Part 617.5(c)(2). Therefore, no formal SEQRA review or finding is required.

Section 2. The Public Hearing held by the Agency on July 29, 2020, concerning the Project and the Financial Assistance, was duly held in accordance with the Act, including, but not limited to, the giving of at least ten (10) days published notice of the Public Hearing (such notice also being provided to the Chief Executive Officer of each affected tax jurisdiction), affording interested parties a reasonable opportunity, both orally and in writing, to present their views with respect to the Project.

Section 3. The Agency is hereby authorized to provide to the Company the Financial Assistance in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction, reconstruction, renovation and equipping of the Project, (b) a mortgage recording tax exemption as permitted by State law, and (c) a real property tax abatement structured through the Tax Agreement.

Section 4. Based upon representations and warranties made by the Company in the Application, the Agency hereby authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the Project, that would otherwise be subject to State

and local sales and use tax in an amount up to **\$210,000**, which result in State and local sales and use tax exemption benefits ("Sales and Use Tax Exemption Benefits") not to exceed **\$15,750**. The Agency agrees to consider any requests by the Company for an increase to the amount of Sales and Use Tax Exemption Benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

Section 5. Pursuant to Section 875(3) of the Act, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any Sales and Use Tax Exemption Benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the Sales and Use Tax Exemption Benefits; (ii) the Sales and Use Tax Exemption Benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the Sales and Use Tax Exemption Benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the Sales and Use Tax Exemption Benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving Sales and Use Tax Exemption Benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any Sales and Use Tax Exemption Benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 6. Subject to the Company executing the Project Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, construction and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency: (i) to acquire, reconstruct, renovate and equip the Project; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Agency with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the Agency could do if acting in its own behalf; *provided, however*, the Project Agreement shall expire on **August 31, 2021** (unless extended for good cause by the President/CEO of the Agency) if the Lease Agreement, the Leaseback Agreement and the Tax Agreement contemplated have not been executed and delivered

Section 7. The Agency is hereby authorized to provide the Company with an exemption from mortgage recording taxes as permitted by New York State law in an amount not to exceed Three Thousand and 00/100 Dollars (**\$3,000**).

Section 8. The Executive Director, Chair and/or Vice Chair of the Agency are hereby authorized, on behalf of the Agency, to negotiate and enter into (A) the Project Agreement, (B) the Lease Agreement, pursuant to which the Company leases the Project to the Agency, (C) the related Leaseback Agreement, pursuant to which the Agency leases its interest in the Project back to the Company, and (D) the Tax Agreement; *provided, however*, (i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project and (ii) the terms of the Tax Agreement are consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation have been complied with.

Section 9. The Executive Director, Chair and/or Vice Chair of the Agency are hereby authorized, on behalf of the Agency, to execute, deliver and record any mortgage, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") (collectively, the "Mortgage") necessary to undertake the Project, acquire the Facility and/or finance or refinance the Facility or equipment and other personal property and related transactional costs (hereinafter, with the Project Agreement, Lease Agreement, Leaseback Agreement, Tax Agreement and the Mortgage, collectively called the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Executive Director, Chair and/or Vice Chair of the Agency shall approve, the execution thereof by the Executive Director, Chair and/or Vice Chair of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 10. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 11. These Resolutions 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>
Teresa Angelo	[X]	[]	[]	[]
Frank Cecere	[]	[]	[X]	[]
Anne Nenneau	[X]	[]	[]	[]
R.J. Passalacqua	[]	[]	[X]	[]
Rick Bley	[X]	[]	[]	[]
Lowell Dewey	[X]	[]	[]	[]
Carole Brown	[X]	[]	[]	[]

The Resolutions were thereupon duly adopted.

SECRETARY'S CERTIFICATION
(DCMB Ventures LLC Project)

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

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

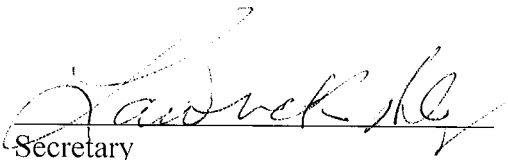
That I have compared the annexed extract of minutes of the meeting of The City of Geneva Industrial Development Agency (the "Agency"), including the resolution contained therein, held on July 29, 2020, with the original thereof on file in the Agency's office, and that the same is a true and correct copy 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.

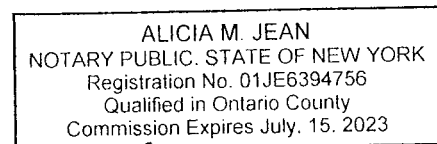
I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of 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 29th day of July, 2020.


Secretary
Lawrence R. Riley



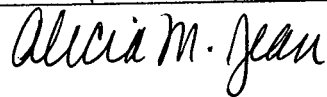


Exhibit A

Notice Letter, Notice of Public Hearing,
of Publication of *The Finger Lakes Times* and Minutes of Public Hearing

[Attached Hereto]

Geneva Industrial Development Agency Board Meeting
Location: Video via Zoom and FLTV Live Streaming
Geneva, New York,
September 2nd 2020

In Attendance:

Board members: Sage Gerling, Carole Brown, Anne Nenneau, Teresa Angelo, Lowell Dewey, Rick Bley, RJ Passalacqua

Absent:

Frank Cecere

Others present:

Adam Blowers, City of Geneva
Erica Collins, City of Geneva

Meeting Call to Order:

Chair Anne Nenneau called meeting to order at 4pm.

Approval of Minutes:

Minutes for July 29th 2020 meeting were not distributed. Minutes for July 29th and September 2nd will be approved at October 13th meeting.

Financial Report:

- No major activity, both bank balances are strong in IDA and Park account
- We have been receiving monthly payments for American Tower and Downtown Winery
- We are in the middle of 2018-2019 audit, as mentioned before IDA on the Park side is completed. They have had everything they've needed for quite some time.
- We are waiting on the GEDC information from Massa at this time. Adam states he is trying to keep up with it as much as possible to keep up with NYS compliance for IDAs. There was delay due to change in accountants on management side.
- Motion to approve financial report, moved by Rick Bley, 2nd by Teresa Angelo. Board unanimously approve financial report.

2020-2021 Budget:

- Fiscal year October 1, 2020 thru September 30th 2021 we have to adopt an annual budget and provide that to state authority office to remain in compliance.
- Budget for IDA looks similar to last years budget on IDA and Park side numbers are almost the same because numbers haven't really changed.
- GEDC is where the most change, most of it is coming from rental income which is up quite a bit. One thing down is projects. (GEDC Budget attached)
- We do expect higher rents, and new leases have been signed on behalf of GEDC
- For IDA and Park, we have \$18,000 split for City Support which is a standard for City Staff.
- No major changes coming from IDA park side or GEDC.

- Adam plans to submit to Authority Budget Office by next week and upload to website.
- Motion to approve IDA Budget for 2020-2021, moved by Rick Bley, 2nd by Lowell Dewey. Board unanimously passed IDA Budget for 2020-2021.

New Business Cont.

- **GEDC Management- Sage Gerling**
 - Last meeting, IDA board approved staff liaisons request to try different system for renewing management for the GEDC.
 - An RFP scope went out to board for review and to suggest any changes.
 - Services for management will end in November and start a new contract.
 - Clarifying operating expenses, Sage Gerling wanted to make a change to schedule having contract end of September to fall under fiscal year vs letting contract run over a month into next budget cycle.
 - In attachments current rent roll and budget are available by request for those whom would like to review.
 - We will send out to interested companies as well as upload to website and network out to other partners.
 - Sage has asked board if the review panel could be the Executive Committee to make recommendations to board for selection of new company or board as a whole. The review panel would do the interviews then offer the recommendations. Board has given Executive Committee go ahead to proceed with Management selection.
- **Gateway Update- Adam Blowers**
 - The house on E. North Street has been demolished and parcel is currently getting cleaned up
 - There is an abstract to get re-subdivision done on the parcel. Adam will be the applicant on behalf of IDA and LDC to get that approval on combining the parcel.
 - Adam does have a call with Matt Chatfield to make sure things are moving as planned
 - More updates to follow and status after follow up call with Matt.

Monthly Reports:

Ag and Food Tech Park

- They will be submitting an application for a federal EDA grant by end of the week.
- Group came before the RLF committee for a small loan for the financing for the project.

City Council Report

- Meeting every night this week (Monday thru Thursday), tonight is regular council meeting.
- Adam and Sage will be presenting 2020-2021 budget to council on September 16th at 5:30pm.

- COVID 19 has had an impact not only to us but to all municipalities so working through that and the challenges we may face are next steps as trying to see them as opportunities.

Marketing

- Has been fairly dormant, due to lack of staff capacity.
- The energy has been put into the FAB Food and Beverage), the “Telling our Story” group has been working hard on branding efforts and next steps. The process is in the final stages for board approval. More information to follow.

Adjournment

Geneva Industrial Development Agency Board Meeting
Location: Video via Zoom via The City of Geneva's YouTube Page
Geneva, New York,
October 13th 2020

In Attendance:

Board members: Anne Nenneau, Teresa Angelo, Lowell Dewey, Rick Bley, Frank Cecere

Absent:

Carole Brown
R.J. Passalacqua

Others present:

Sage Gerling, City of Geneva
Adam Blowers, City of Geneva
Erica Collins, City of Geneva
Jacqueline Cook, William Smith Student
Brian Finnerty, Geneva CSD Board

Meeting Call to Order:

Chair Frank Cecere called meeting to order at 9am.

Approval of Minutes:

- Approval of minutes for July 29th 2020 and September 2nd 2020. Motion made to approve minutes from July 29 2020 and September 2 2020, moved by Anne Nenneau, 2nd by Rick Bley. Board unanimously approved meeting minutes from July 29th and September 2nd IDA meetings.
- Sage Gerling did want to note on the meeting minutes, to remove her name from under the 'board members' list and add to 'others present' list.

Executive Session:

- IDA will have an Executive Session to discuss the following:
 - Motion to go into Executive Session for the proposed acquisition, sale or lease of real property or the proposed acquisition of securities held by such public body, but only when publicity would substantially affect the value thereof.
- 9:10am Anne Nenneau made a motion to enter into executive session 2nd by Teresa Angelo, board unanimously approved entering into executive session.
- 10:00am Sage Gerling made a motion to exit Executive Session, moved by Rick Bley, 2nd by Teresa Angelo. Board unanimously approved exiting Executive session.

Financial Report- Adam Blowers

- Adam Blowers wanted to make note, Jacqueline Cook an HWS student who will be joining the IDA to work with us on making sure the IDA is in compliance with the Authority Budget Office (ABO) in Albany.
- Both Industrial Park and IDA account are in good financial standing to date.
- Currently working on a few expenses for the Gateway parcel, which are split between the IDA and the Local Development Corporation. The LDC has made payments for the demolition, the re-subdivision and surveys, things of that nature for the Gateway Parcel as well as IDA. Adam is currently working on a

spreadsheet that maps all of those items out, so that the split of expenses balance.

- Good financial standing, no CDs. If needed, we are able to pull from CDs currently we do not have to.
- 2019-2020 audit; everything is submitted to auditors. Auditors will be putting together a schedule for when they are able to come complete audit.
- Audit is expected to be wrap up shortly.
- Motion to approve financial report, moved by Anne Nenneau 2nd by Rick Bley. Board unanimously approved financial report.
-

GEDC Management RFP:

- Sage Gerling has made a motion to authorize the IDA Executive director to enter a management agreement with Metro Collective/Webster Properties for the GEDC for up to 3 years starting November 25, 2020 moved by Rick Bley, 2nd by Anne Nenneau. Board unanimously approved motion made.
- IDA received three proposals for management:
 - Massa Construction,
 - Metro Collective, and
 - Mancuso Management.
- All RFPs have been reviewed by IDA and have accepted and decided to move forward with Metro Collective/Webster Properties

Nominating Committee Next Steps

- Thank you to Teresa Angelo, who has reached term limits. Teresa will serve until a new applicant is appointed.
- Sage Gerling mentioned we'd like to put a call out to new members as well to seek more diversity on the board. We will look at interested applications we have on file already but also reach out to community for others.

Monthly Reports:

Ag and Food Tech Park

- They did submit a federal grant for a second building which is moving along smoothly with additional questions from the state.

City Council Report

- Budget process, every Wednesday of this month is budget work session you can listen in, at 5:30pm. The 21st at 5:30pm as well with a public hearing set on discussion of overriding tax cap override.
- There is possible adoption on the 21st if there is more discussion to be had council will go to adoption on the 28th. All sessions will be streamed LIVE on our City's YouTube Channel at 5:30pm.

Marketing/Food and Beverage Consortium

- There have been efforts to rebrand the Food and Beverage Consortium with 29 Design Studio. More updates to come.

Geneva CSD- Brian Finnerty

- School is up and running, everyone is back to school safely.
- Hybrid method is working well. There are more kids whom are virtual then in school
- Dr. Garcia, may join meeting next month to meet IDA and has done a tremendous job getting the district up and running.

GEDC

- No report updates from management company
- A lot of work done from meeting today.
- Finalizing audit is priority
- Pretzel Logic space is near completion

Adjournment

Geneva Industrial Development Agency Board Meeting
Location: Video via Zoom via The City of Geneva's YouTube Page
Geneva, New York,
November 5th 2020

In Attendance:

Board members: Anne Nenneau, Teresa Angelo, Lowell Dewey, Rick Bley, Carole Brown, RJ Passalacqua

Absent:

Frank Cecere

Others present:

Sage Gerling, City of Geneva
Adam Blowers, City of Geneva
Erica Collins, City of Geneva
Jacqueline Cook, William Smith Student
Brian Finnerty, Geneva CSD Board

Meeting Call to Order:

Vice Chair Anne Nenneau called meeting to order at 9:03am.

Approval of Minutes:

- Approval of minutes for October 13th 2020, moved by Lowell Dewey, 2nd by RJ Passalacqua. Board unanimously approved meeting minutes from October 13th 2020.

Executive Session:

- IDA will have an Executive Session to discuss the following:
 - Motion to go into Executive Session for the proposed acquisition, sale or lease of real property or the proposed acquisition of securities held by such public body, but only when publicity would substantially affect the value thereof.
- 9:09am Anne Nenneau made a motion to enter into executive session, moved by RJ Passalacqua 2nd by Teresa Angelo, board unanimously approved entering into executive session.
- 10:02am Sage Gerling made a motion to exit Executive Session, moved by Rick Bley, 2nd by Teresa Angelo. Board unanimously approved exiting Executive session.

Financial Report- Adam Blowers

- No activity to report to date.
- No expenses, Downtown Winery \$175 monthly revenue and American Tower Park account with is a little over \$2000 a month.
- There will be some expenses from the Gateway Parcel sale, payments for the demolition, the re-subdivision and surveys, things of that nature for the expenses will be split with LDC. Adam is currently working on a spreadsheet to track and detail those expenses so everything is evenly split.
- 2018-2019 Audit schedule will be in process. There will be a meeting scheduled with IDA for audit approval set for Monday, November 16th at 8:30am.

- 2019-2020 audit process will begin, fiscal year is October 1, 2019 thru September 20th 2020.
- Financials are in good standing.
- Motion to approval financial report, moved by Rick Bley 2nd by RJ Passalacqua. Board unanimously approved financial report.

Gateway Parcel Proposal:

- Sage Gerling has made a motion to approve resolution #4-2020 Authorizing City of Geneva IDA to sell property moved by Anne Nenneau, 2nd by Rick Bley. Board unanimously approved resolution authorizing the sale of parcels at corner of E. North/N. Exchange Street.
- The IDA and LDC acquired these parcels with the intent of activating the neighborhood corridor and furthering the recommendations from the City's 2013 *North End Neighborhoods Brownfield Opportunity Area Nomination*
- Resolution is attached for reference

City Zoning Update:

- A draft code for the zoning re-write is out to view for public. There are zoning links available on our website.
- The new zoning code does not have some of the abilities that is currently in the old zoning. For example, new zoning code does not have the ability for drive thru capabilities' as does the old one.
- Sage Gerling has asked IDA like LDC if they'd like to offer a joint letter of support to consultants expressing your concerns and suggestions on new zoning re-write. Consultants are asking for feedback by November 13th. Sage has asked board members if someone would like to volunteer to assist the chair of the LDC board in writing the letter to the consultants. Anne Nenneau has stated she would volunteer.

Nominating Committee:

- 4 member vacancies
- Thank you to Teresa Angelo, Teresa will serve until a new applicant is appointed.
- RJ Passalacqua has a list of people who have shown interest that goes back to 2014. We have reached out to those applicants and will get responses as well as review and recommend in December meeting.
- Chair, Vice Chair and Treasurer seats are up and need to be voted on come December.

Monthly Reports:

Ag and Food Tech Park

- Still moving forward on 2nd building, still working through the process on the federal side for that grant commission.

City Council Report

- City Council passed budget last week.

Marketing/Food and Beverage Consortium

- Coming forward soon with rebranding

Geneva CSD- Brian Finnerty

- School is up and running, everyone is back to school safely.
- A few cases have appeared in district. All procedures and protocols have been followed and up to date with Public Health.
- Dr. Garcia is doing great, and making sure things are running smoothly and helping keep faculty and staff in good spirits.
- Everyone in district trying to stay positive and keep moving forward.

GEDC

- Draft agreement for new management is in works, new management will be in on November 25th 2020
- There is a new issue with heat that has been going on awhile, boilers are on last leg. This is a temporary fix and more to come.

Adjournment

RESOLUTION # 4-2020
AUTHORIZING CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY
TO SELL PROPERTY

WHEREAS, the Geneva Industrial Development Agency is a body politic authorized under Article 18-A of the General Municipal Law of the State of New York; and

WHEREAS, the Geneva Industrial Agency (IDA) owns property known as 2 North Exchanges Street including Tax Map Parcel #s 90.83-2-29, 90.83-2-31, 90.83-2-32, 90.83-2-34.1, and 90.83-2-35 as shown on the attached map; and

WHEREAS, the Geneva Industrial Development Agency is under a joint venture agreement with the Geneva Local Development Corporation (LDC) for the properties mentioned below; and

WHEREAS, the IDA and LDC acquired these parcels with the intent of activating the neighborhood corridor and furthering the recommendations from the City's 2013 *North End Neighborhoods Brownfield Opportunity Area Nomination*; and

WHEREAS, JFJ Holdings, LLC intends to construct and operate a multi-tenant commercial property for a drive-thru food and beverage business as well as a potential neighborhood commercial tenant; and

WHEREAS, an offer has been submitted by JFJ Holdings, LLC for the parcels including Tax Map Parcel #s 90.83-2-29, 90.83-2-31, 90.83-2-32, 90.83-2-34.1, and 90.83-2-35; and

WHEREAS, IDA is committed to seeking community organizations to partner in activating the secondary space to fulfill the IDA and LDC's desire to serve Geneva residents with a community-focused entity with special interest in grocery-related services.

NOW, THEREFORE BE IT RESOLVED, that the Geneva Industrial Development Agency hereby directs the Chief Financial Officer and Attorney of the City of Geneva IDA to move forward with negotiations and prepare and execute documents necessary to affect the sale of these properties with the following conditions:

- A purchase price of \$275,000; and
- With a \$10,000 deposit that is non-refundable after 90 days;
- Subject to Buyer obtaining all Government approvals for the Buyers' proposed use, at the Buyers sole cost and expense within 90 days of acceptance of this offer; and
- A first right of refusal for leasing the secondary tenant space; and
- The ability to sublease the secondary tenant space.

Geneva Industrial Development Agency Board Meeting
Location: Video via Zoom via The City of Geneva's YouTube Page
Geneva, New York,
December 9th 2020

In Attendance:

Board members: Anne Nenneau, Teresa Angelo, Lowell Dewey, Rick Bley, Carole Brown, RJ Passalacqua

Absent:

Frank Cecere

Others present:

Sage Gerling, City of Geneva
Adam Blowers, City of Geneva
Erica Collins, City of Geneva
Jacqueline Cook, William Smith Student
Brian Finnerty, Geneva CSD Board

Meeting Call to Order:

Vice Chair Anne Nenneau called meeting to order at 9:03am.

Approval of Minutes:

- Approval of minutes for October 13th 2020, moved by Lowell Dewey, 2nd by RJ Passalacqua. Board unanimously approved meeting minutes from October 13th 2020.

Executive Session:

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