

**Geneva Industrial Development Agency Board Meeting
City Hall, 47 Castle Street, Geneva, New York
And via Zoom livestreamed to GIDA's YouTube Page
October 7, 2022 at 8:42am (following annual meeting)**

In Attendance:

Anne Nenneau
Irene Rodriguez
Lowell Dewey
RJ Passalacqua*
Benjamin Vasquez
Jason Fulton
**remote attendance*

Others present:

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

Meeting Call to Order:

Chair Anne Nenneau called meeting to order at 8:42am.

Administrative Reports:

Meeting Minutes:

- Motion to approve the minutes from the September 2022 regular meet by Lowell Dewey, second by Irene Rodriguez. Motion carried unanimously.

Financial Report:

- Tracy Verrier reviewed the September financial statements, noting that there was not much activity.
- Motion to approve the financial report presented by Irene Rodriguez, seconded by Ben Vasquez. Motion carried unanimously.

Updates:

Geneva City School District:

- Tracy explained that Maureen was not able to attend today, but planned to return in November.

GEDC:

- Myles Webster noted they are working through some leads, which are mostly manufacturing companies.
- Jason Fulton asked for clarification about the utility income on the September financials.

City Council Report:

- Amie Hendrix, City Manager, reported that a number of grants are either near submission or have been submitted, including MAP and Restore NY. She also noted that the hiring committee had interviewed a number of candidates for the planning and economic development director position, and will be doing additional interviews the following week.

IDA Projects:

Tracy Verrier noted that there has not been much activity in the last month. Regarding Trinity, they are aiming for December or January for closing. They are awaiting SHPO approval. Tracy noted that she received an inquiry from a small business to see if the LDC or IDA could provide any assistance. She noted that ultimately it was a better fit for MAP if that is awarded, and is not a good fit for the IDA. Anne asked about the Nardoizzi land sale. Tracy noted that they are still awaiting site plan approval.

New Business:

Report of the GEDC Committee:

Tracy noted that the committee was not able to meet officially because of the new remote meeting policies, but there was an initial conversation to get ramped up. They are currently reaching out to a series of “experts” (real estate, financial, and architecture, as well as Lowell) to see if they could tour the building and lend some expertise around possibilities.

Updated Application and Fees:

Tracy explained that Emma from Harris Beach had helped to clean up the GIDA application and fee structure. The updates will allow the board to consider smaller projects that are not in need of a PILOT. Lowell asked whether a property owner is renovating a building into apartments, whether they would be eligible to apply for assistance. Emma and Tracy will investigate further and report back.

- Motion to approve the updated application and fee structure as presented by Jason Fulton, second by RJ Passalacqua. Motion carried unanimously.

Unfinished Business:

Environmental Services Update:

Tracy noted that the new draft to the DEC is nearly complete and should be submitted soon. The language is ready, and it’s not just being compiled into a formal correspondence. No additional updates to report.

Executive Session:

- Motion to enter executive session to discuss proposed, pending or current litigation at 9:03am by Jason Fulton, second by Ben Vasquez. Motion carried unanimously.
- Motion to exit executive session at 9:18am by Lowell Dewey, second by RJ Passalacqua. Motion carried unanimously.

Other Business:

Jason Fulton asked if there had been any additional discussion or research about an additional hospitality tax. Tracy explained that the legal team had advised that a new tax would require a referendum, but would be possible. Also, it couldn’t be time limited, it would need to be year-round. There is an example from Monroe County. Amie Hendrix noted that there would need to be council support, as they would need to be involved in terms of a referendum. She noted it would be helpful for them to understand what it would take, where the funds would go, and how much could be generated. To get it on the ballot in November 2023, council need to pass a resolution in May, and then likely

some discussion at meetings prior to that. The City would also need to do some due diligence regarding the State regulatory framework, starting as soon as possible. Jason explained how the local residents could benefit from a tax of this type. Jason stated that he has data sets that could help to quantify potential revenues. Tracy agreed to research the existing bed tax to see if there is an opportunity to use that same mechanism rather than creating a new tax.

Adjournment: Motion to adjourn at 9:30am by Jason Fulton, second by RJ Passalacqua. Motion carried unanimously.