

**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, June 7, 2024 @ 8:30am
Meeting Minutes**

In Attendance:

Anne Nenneau
Irene Rodriguez
R.J. Passalacqua
Lowell Dewey
Jan Regan
Catherine Price (arrived at 8:36)

Others present:

Stefanie Newcomb, City Comptroller
Myles Webster via phone
Gary Ferguson, CRRC
Christopher Lavin, City Council
John Brennan, City Council
David West, City of Geneva
Nicole Tillotson, City of Geneva

Public Hearing

Meeting Called to Order

Anne Nenneau called the meeting to order at 8:30am.

April 2024 Meeting Minutes

- Motion to approve May's meeting minutes made by RJ Passalacqua, second by Lowell Dewey. Motion passed.

May Financial Report

Comptroller Newcomb presented the May financial report. Motion to approve the May financial report made by Lowell Dewey, seconded by Irene Rodriguez. Motion passed.

Update on Engineering Study

David West shared that the GEDC Engineering Study has been signed, and a kick off meeting is scheduled for Tuesday, June 11 at 10:00. Anne and Lowell will be in attendance as well.

GEDC Repair Quotes

David West shared the following quotes for repairs at the GEDC

- Sprinkler System - Quote from Colonial Fire Protection Systems, Inc. provided for review. The repair includes replacing leaking fittings, reattaching to the alarm system, and the replacement of 120 feet of pipe for a total of \$15,200.50 It was noted that this quote does not include electrical interconnection, just the repair of leaks. Colonial was the only respondent of the three companies' quotes were requested from. The second was a union shop that said they would not be competitive compared to Colonial, and the third did not respond. Motion to accept quote from Colonial Fire Protection Systems, Inc. made by Irene Rodriguez, seconded by RJ Passalacqua. Motion passed.

- Masonry Work – Quote from WP Mahoney Enterprises, Inc. provided for review. Repair is required the elevator shaft due to a stress crack at a joint for a cost of \$3,800.

Motion to accept the quote from W.P. Mahoney Enterprises, Inc. made by Catherine Price, seconded by Lowell Dewey. Motion passed.

Tenant Update

- The GEDC is looking to expand, adding tenants.
- There is currently interest from two new tenants. Irene wondered about past tenant delinquency and requested a monthly report on the status of tenant accounts. Myles shared that there are currently no major issues.
- Finger Lakes Hospitality has requested more space, and is interested in room next to the kitchen, production space for wine. They are considering making significant upgrades to the space.
- Food Justice is moving out, and currently having “what’s next” discussions. The family is working through the process.
- Irene requested a monthly reconcile of bank accounts for GEDC. It was noted that accounting staff doesn’t see these reports, rather Comptroller Newcomb sees this information when she logs in and does check.
- David West noted that there is an interested coffee vendor, but the space available isn’t ideal for them. Myles shared that there is an option in the kitchen area, and a path forward that will work for everyone is being worked on.

Update on Strategic Plan

- Gary Ferguson held 20 interviews around the city focusing on high level FLCC and HWS staff. Unfortunately, no success with the hospital yet. He also met with Guardian and small businesses downtown.
- There will be a small community meeting next Thursday with presentations to solicit more community input.
- There is an online survey, as well as a paper survey to get interaction from the community in a variety of ways. The goal of this survey is to get 200 responses. Jan Regan suggested getting the word out on Ted Baker’s radio program, and offered to make that connection.
- During the course of the Strategic Plan update Clr. Lavin noted that he’d like to see a P&L on the full GEDC effort. Discussion followed noting that the GEDC is not a City investment, and further that space at the GEDC is offered to the City at a significantly discounted rate. Anne Nenneau noted that there is a firm moving towards a full P&L for the GEDC. Discussion followed.

Diner Update

David West shared that he, Jerry, DPW and Code are beginning to look at plans that Lowell drew up. Jerry greatly expanded the parking, which will probably be scaled back somewhat. Anne looked for clarification on the property line, which David shared was goes all the way over the creek. Lowell suggested a pedestrian bridge to allow parking in the gravel lot across the creek. Discussion followed regarding parking requirements, minimum vs. maximum.

Director's Reports

- **Trinity Church** – The owner is no longer pursuing the project, looking for a buyer, and willing to stay involved with owner financing. Anne suggested letting David West have a key to the space, so the IDA can show it. Discussion followed around the potential for a local broker to have access.
- **Lakes Edge** – Meeting with the City and working on financing, there is a push to refinance the project, to restart with a focus on the hotel first, wrap up any debts, pay all that's owed in refinancing. No date certain yet, the project is moving, not dead.
- **YMCA** – David West connected with Rob Sollenne who is interested in moving forward with the structure as discussed. Currently working with attorneys on a package.
- **DeSales** – Restore NY application was submitted in May. Moving forward with closing, targeted for this month. Will initially close on taxes, bank financing will come later.
- **Housing Grant** – David West explained a wait list being created for a housing grant. Tennant and owner-occupied homes can apply. Income restrictions for this grant are 80% median income, or lower for owner or tenant. The City will need 30 households on the wait list to win funding to repair 10-12 homes. The goal moving forward is to apply for this funding each year. This grant is 100% funded.

Property Sales

The City's property auction will be held on June 26. There is information on the website, and the auction company sent out postcards to all city residents advising them of the auction. On site visits will be available on June 24th for four single family homes. Due to safety factors, some showings may just be opening the front door and allowing a look inside. The auction will be at the fire hall. Online bidding will open early, and more bids are allowed on the 26th.

New Business

- Clr. Brennan noted that the Cracker Factory is a magnificent piece of restoration, and suggested that the GEDC can use a similar model to renovate piece by piece, stage by stage for a total rebuild.
- Lowell noted that Don has worked hard on the park for the Rose Soiree, putting in long hours. Lowell would like to see him recognized for his hard work.

Discussion followed. David agreed that recognizing residents who are involved with an award would push the concept of improvement.

Adjournment

- Motion to adjourn at 9:23am by Catherine Price, second by Jan Regan.

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