

**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, December 6, 2024 @ 8:30am
Meeting Minutes**

In Attendance:

Anne Nenneau, Chair
Irene Rodriguez
Lowell Dewey
RJ Passalacqua
Cathrine Price (arrived at 8:34)
Jan Regan

Others present:

Steve Maier – via Zoom
David West, City of Geneva
Nicole Tillotson, City of Geneva
Myles Webster – via Zoom
Kristen Collins, C & S
Ryan Davis, Ontario County

Meeting Called to Order

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

Director West reviewed the Geneva Industrial Development Agency's Mission Statement

November 2024 Meeting Minutes

Motion to approve November meeting minutes made by Mr. Dewey, seconded by Ms. Regan. Motion carried.

Financial Report

Approval of the Financial Report was tabled.

GEDC Report from Webster Properties

Mr. Webster provided an update to include a few space showings, working with an internal tenant to expand their space, and dealing with some roofing issues with recent rainfall. Chair Nenneau wondered how Element Winery. Mr. Webster shared that wine is in barrels now, they are looking to expand potentially with other wineries for co-packing. The board thanked Mr. Webster for putting more detail into monthly reports.

GEDC Engineering Report Review

Kristen Collins reviewed the Facility Condition Assessment with the board, with the goal of gathering questions and feedback to provide an actionable final report to move forward with. She began by reviewing different sections of the building's exterior, interior, and mechanical elements. It was noted that the brick building used to store city records should be demolished, with a recommendation to use the space as a salt storage area for DPW. Roof condition was reviewed. It was noted that some parts of the roof need drains, some needs flashing. Ms. Collins suggested that the saw-toothed portion of the roof lends itself to solar panels, noting that the design is environmentally ahead of its time, and advised that there is available grant funding to help fund such a project. The interior will need attention to become ADA, fire and egress compliant.

Mechanical systems were discussed, to include grant funding availability for upgrades that overlap with efficiency and air quality. The report breaks the HVAC into four separate projects that could be one large, single system staggered implementation project. Water service lines should be inspected via video before any work is done. Mr. Dewey wondered if individual tenants would have control of heating and cooling through mini-splits and sub metering. Ms. Collins agreed that is a recommendation moving forward, and works as a tenant incentive. Chair Nenneau wondered if a solar system electrified the facility, would it be more efficient than the current natural gas, and expressed interest in identifying grants to get the building there. Director West wondered about the sprinkler system in the demo building that also services other parts of the facility. Ms. Collins shared that there are shut off points along the way, so it's doable to demo and preserve the system.

BID Funding

Ms. Price, Executive Director of the BID reviewed the stop gap funding request, due to an unexpected funding shortfall. She explained that mowing and weed eating are going back to city crews, and explained her goal to retain the Bid's Maintenance Supervisor and Master Gardener. She further explained that if grant funding is secured, the BID will reduce or eliminate this ask accordingly. Discussion followed around keeping up with the DRI project being a City function. Ms. Price clarified that the BID is asking both the IDA and the LDC for the one time stop gap funding. Mr. Maier explained that the IDA can't put funds towards salary costs, and wondered if the BID provides any informal services to the IDA. Ms. Price explained that most of the BID's activities are economic development related, to include analyzing foot traffic and visits to specific stores and events. Chair Nenneau recommended reclassifying the request to support the economic development activities of the BID. Mr. Maier recommended a simple services agreement between the BID and IDA. Ms. Price shared that the BID will be looking for more self-sustaining funding. Mr. Dewey suggested making it known that City Council should be funding upkeep of the DRI project, especially as it extends to the Lakefront Park which is outside of the BID area. Chair Nenneau suggested a public statement of support.

Ms. Regan made a motion to provide one time stop gap funding in the amount of \$8,050 for Economic Development Activities; seconded by Mr. Dewey. Motion carried unanimously (5-1 abstain).

YMCA Mortgage Exemption

The YMCA mortgage exemption request was passed by the LDC earlier this week.

Awards Committee

Mr. Dewey shared that a home has been identified in the lower tier for a prize. The awards committee is working with Code, looking for suggestions of a home in the higher tier that has made award worthy improvements. He also shared that Lowe's and HEP want to participate, and that he is looking at plaques for the winner.

GEDC Committee

The Committee will spend some time with the engineering study moving forward.

Nominating Committee

Mr. Passalacqua advised that there is currently one vacant seat on the IDA, and encouraged current board members to make recommendations to fill the seat. After the first of the year, the word will go out in City Updates and social media looking for qualified applicants.

Adjournment

Mr. Dewey made a motion to adjourn the meeting; seconded by Ms. Price.
Meeting adjourned at 9:41am.