



## INDUSTRIAL DEVELOPMENT AGENCY

August 31, 2020

5:00 p.m.

Via Zoom Meeting ID: 874 6959 9927

AGENDA ITEM	POTENTIAL OUTCOME	PERSON RESPONSIBLE
<b>Call to Order</b>	Quorum Present?	Mike Davis
<b>New Business:</b>		
Ardennes Brewing	Resolution to authorize project	Suzanne Vary/Michael Wojcik
Solar Village	Resolution to authorize project	Suzanne Vary/Michael Wojcik
Savarino-10 Chapin St.	Inform Board of status	Michael Wojcik
<b>Old Business:</b>		
Airport Update	Inform Board of status	Bob Mincer
FBO Agreement Ammendment	Resolution to adopt amendment	Bob Mincer
<b>Administration:</b>		
6/22/20 meeting minutes	Motion to accept the minutes	Mike Davis
Invoices for payment	Motion to approve payments	Michael Wojcik/Bob Mincer
<b>Adjournment</b>	Motion to adjourn	Mike Davis

**Next Regular Meeting is Monday, September 28, 2020**

<b><u>Quorum (confirmation required):</u></b>	<b><u>Members Excused:</u></b>
Mike Davis, Chair	Kelly Mittiga, Vice-Chair
Lew Zulick, Treasurer	Supervisor Jeff Gallahan
Don Culeton	
Andy Molodetz	<b><u>Guests:</u></b>
Deb Brown	Brian Young, Interim County Administrator
<b><u>Non-Members Present:</u></b>	
Mike Manikowski, Executive Director	
Suzanne Vary, Staff	
Michael Wojcik, CFO	
Jessica Kazmark, Staff	<b><u>Contract Staff:</u></b>
Brigitte Larson, Staff	James Coniglio, Underberg & Kessler
Bob Mincer, Staff	Barry Carrigan, Nixon Peabody



## INDUSTRIAL DEVELOPMENT AGENCY

### Meeting Minutes Monday, June 22, 2020 Meeting Zoom Meeting

<b>Members Present</b>	<b>Members Excused</b>
Mike Davis, Chairman	Supervisor Jeff Gallahan
Lewis Zulick, Treasurer	
Don Culeton	
Kelly Mittiga, Vice-Chair	<b>Guests Present</b>
Andy Molodetz	Brian Young, Acting County Administrator
Deb Brown	Sam Savarino, Savarino Companies
	Courtney Cox, Savarino Companies
	Ryan Wallace, Solar Home Factory
<b>Staff Present</b>	John Goodwin, City of Canandaigua Manager
Mike Manikowski, Executive Director	
Suzanne Vary, Staff	
Michael Wojcik, CFO	<b>Contract Staff</b>
Jessica Kazmark, Staff	Jim Coniglio, Underberg & Kessler
Brigitte Larson, Staff	Barry Carrigan, Nixon Peabody
Bob Mincer, Staff	

**CALL TO ORDER:** Chair Mike Davis called the meeting to order at 5:00 p.m. and performed a roll call. A quorum was present.

#### **NEW BUSINESS:**

##### **Savarino Companies – 10 Chapin Street:**

Michael Manikowski introduced Courtney Cox and Sam Savarino from Savarino Companies. Mike explained that the property on Chapin Street has been blighted for quite some time and that Savarino Companies have begun a redevelopment plan. It was also stated that there are a couple of issues with the property at this time, in terms of a section of the property being located in the “public square”. This dates back to around 1787 as part of the Phelps-Gorham purchase and is now considered property of the County.

Courtney Cox began to give the Board a brief backstory on how the Company became involved with the property at the end of 2018. Courtney also stated that the property is just about complete with the brownfield cleanup and the site should be eligible for a Certificate of Completion later this year. He also described the project to the Board, explaining that a lot of work has gone into recasting the development, most notably the elimination of the penthouse,

because it would not have been eligible for historic tax credits. Originally the plan also included 50 to 60 units and has been scaled back to only include 40 units. Parking has also been significantly scaled back from 100 to 70. Courtney continued to confirm that the lower level will have one residential unit along with about 8,500 ft<sup>2</sup> of commercial space and amenities. The upper floors will hold 39 units. Amenities may include a dog washing station, indoor bicycle storage and bulk storage for tenants.

Courtney also went over the expenses associated with the property, including the acquisition costs as well as the brownfield remediation. He also explained that there is currently a mechanic's lien on the property from the prior developer. The Company is asking for OCIDA assistance in the form of tax abatement due to hardships caused by COVID-19 and the public square issue.

*Andy Molodetz made a motion to approve a public hearing. Lew Zulick seconded the motion. Unanimously approved. Motion carried.*

#### **Ardenne's Brewing and Solar Village:**

Suzanne Vary indicated that public hearings for each project were held, with mostly positive comments. In both cases, Mike and Sue had spoken with the school superintendent in Geneva. Currently there are a couple of issues with the timing of both projects due to the meeting schedule of the Planning Board in the Town of Geneva.

Suzanne explained that both projects will need SEQRA approval.

Ryan Wallace explained that the Town had a virtual meeting scheduled to discuss the site plan approval for the Solar Village but the meeting has been postponed to July and will be held in the school auditorium. It was also noted that due to the number of market rate units, the plan would deviate from the UTEP. This would require deviation letters to be sent to all the taxing jurisdictions prior to any action. There will also need to be a letter amending the application as well as an update to the feasibility study.

#### **OLD BUSINESS:**

##### **Airport Update:**

Mike Davis asked if there were any questions regarding Bob's monthly report. There were no questions.

The Airport Committee met immediately prior to the Board meeting and Bob had indicated there has been a notable increase in jet traffic at KIUA. It was also clarified that the appraisal that the Board authorized for the T-hangars was received today. Bob stated that he and Michael Wojcik will be reviewing the appraisal and report to the Board next month.

Bob explained that he has been using a program called "Maintain X" at the airport to manage assets and work orders. He had shown the Airport Committee a small walk-through of the program and it was recommended to bring approval to the Board. The annual cost of the program is \$1,100. It was discussed that while this was not budgeted, the program will allow for better budgeting in the future and will assist in data analysis.

*Andy Molodetz made a motion to approve the annual purchase of "Maintain X" in the amount of \$1,100. Don Culeton seconded the motion. Unanimously approved. Motion carried.*

Bob also stated that at the Airport Committee meeting a credit card for the airport was discussed. The card would be issued in Bob's name and used for miscellaneous supplies. The Committee recommended a credit limit of \$4,000.

Michael Wojcik stated that the County purchasing policy would be followed.

*Andy Molodetz made a motion to approve a credit card for Bob for miscellaneous airport related supplies with a credit limit of \$4,000. Lew Zulick seconded the motion. Unanimously approved. Motion carried.*

#### **ADMINISTRATION:**

##### **May 18, 2020 Minutes:**

Mike Davis presented the May 18, 2020 Meeting Minutes for approval.

*Lew Zulick made a motion to approve the May 18, 2020 minutes as presented. Kelly Mittiga seconded the motion. Motion unanimously carried.*

##### **Financial Statements:**

Michael Wojcik presented the updated financial statements. He also stated that interest rates have gone down due to the ongoing pandemic.

*Andy Molodetz made a motion to approve the financial statements as presented. Lew Zulick seconded the motion. Unanimously approved. Motion carried.*

##### **Invoices for payment:**

Michael Wojcik presented for approval, airport invoices for payment totaling \$34,493.49; Agency invoices totaling \$8,763.75 and total invoices in the amount of \$43,257.24. Bob Mincer clarified the airport related invoices.

*Kelly Mittiga made a motion to approve the above referenced invoices for payment. Lew Zulick seconded the motion. Unanimously approved. Motion carried*

#### **ADJOURNMENT:**

*Andy Molodetz made a motion to adjourn the IDA meeting at 5:59 p.m. Lew Zulick seconded the motion. Motion unanimously approved.*

Respectfully submitted,

*Brigitte Larson*