



INDUSTRIAL DEVELOPMENT AGENCY

Meeting Minutes Monday, April 27, 2020 Meeting Zoom Meeting

| Members Present | Members Excused |
|---------------------------|-----------------------------------|
| Mike Davis, Chairman | Supervisor Jeff Gallahan |
| Lewis Zulick, Treasurer | |
| Don Culeton | |
| Kelly Mittiga, Vice-Chair | Guests Present |
| Andy Molodetz | Brian Young, County Administrator |
| | Deb Brown, Half Dutch Farms |
| | Ryan Wallace, Solar Home Factory |
| | Jim Swetman, Home Power Systems |
| Staff Present | |
| Suzanne Vary, Staff | |
| Michael Wojcik, CFO | Contract Staff |
| Jessica Kazmark, Staff | Jim Coniglio, Underberg & Kessler |
| Brigitte Larson, Staff | Barry Carrigan, Nixon Peabody |
| Bob Mincer, Staff | |
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CALL TO ORDER: Chair Mike Davis called the meeting to order at 5:03 p.m. and performed a roll call. A quorum was present.

NEW BUSINESS:

Solar Homes:

Mike Manikowski introduced Ryan Wallace. He explained that Ryan has developed the Lakeside Solar Village in Geneva.

Ryan Wallace stated that there are currently 19 single family homes, all pre-sold, indicating very high demand for a low maintenance, energy efficient living space. Ryan also explained that the factory located on Forge Avenue currently employs 19.

Ryan continued to explain that the focus would be the next development on Carter Road. The property was purchased by Ryan and his wife in 2014 and was partially rezoned to R5. It is in close proximity of the community center and local schools, as well as a short distance to the hospital and Cornell Agri-Tech. Ryan stated that the goal for this development was to create a site plan to then maximize retention of the agricultural areas around it. Currently, the property is

Ryan's residence but also houses a 15-acre solar farm that was developed in conjunction with NYSERDA, Lyon's National Bank and the USDA. The power is sold off the solar farm to 27 local businesses, including wineries. The site plan calls for 20 single-family homes and 50, possibly 60 multi-family units divided into six individual buildings. 72 apartments would be included.

Ryan summarized other benefits that would be included such as vehicle rental, community gardens, and other utilities. He also stated that 19 jobs would be retained and 25 FTEs would be added.

Andy Molodetz made a motion to approve a Public Hearing. Don Culeton seconded the motion. Unanimously approved. Motion carried.

Swetman Properties:

Mike Manikowski introduced Jim Swetman of Home Power Systems.

Jim Swetman explained to the Board that seven years ago the existing 15,000 ft² building became home to Home Power Systems. The building began with 11 employees, and currently has 29 full-time employees and a part-time employee. Jim stated that he was able to accomplish this due to the PILOT program and OCIDA assistance. Jim is now looking to expand the current building and build an additional building. The addition would be 10,000 ft² to create additional space for site work and parking. The new building would be 30,500 ft² and consist of multiple loading docks and additional parking lots.

Lew Zulick made a motion to approve a Public Hearing. Kelly Mittiga seconded the motion. Unanimously approved. Motion carried.

OLD BUSINESS:

Airport Update:

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

Lew Zulick made a motion to accept the Airport Update. Kelly Mittiga seconded the motion. Unanimously approved. Motion carried.

NYS DOT EBO access: (resolution appointing CFO as contact)

Bob Mincer presented a resolution to appoint Michael Wojcik, CFO as a contact for the NYS DOT.

Don Culeton made a motion to approve the resolution appointing Michael Wojcik as a contact. Lew Zulick seconded the motion. Unanimously approved. Motion carried.

ADMINISTRATION:

March 23, 2020 Minutes:

Mike Davis presented the March 23, 2020 Meeting Minutes for approval.

Andy Molodetz made a motion to approve the March 23, 2020 minutes as presented. Don Culeton seconded the motion. Motion unanimously carried.

Invoices for payment:

Michael Wojcik presented for approval, airport invoices for payment totaling \$31,083.44; Agency invoices totaling \$39,500.46 and total invoices in the amount of \$70,583.90. Bob Mincer clarified the airport related invoices.

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

ADJOURNMENT:

Andy Molodetz made a motion to adjourn the IDA meeting at 5:58 p.m. Kelly Mittiga seconded the motion. Motion unanimously approved.

Respectfully submitted,

Brigitte Larson