

**Geneva Industrial Development Agency Board Meeting**  
**City Hall, Geneva, New York**  
**Tuesday, January 19, 2016**

**In Attendance**

- Board Members present: Teresa Angelo, Frank Cecere, Anne Nenneau, Rick Bley, Brian Finnerty
  - Absent: Ron Alcock, Nicholas Massa, Bob Anania, Paul Bleakley
  - Others present: Adam Blowers, Nancy Coluzzi, Matt Horn, Stan Tepfer
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**Meeting Call to Order**

Chair Cecere called the meeting to order at 8:00 a.m.

**Approval of Minutes**

Ms. Angelo made a motion, Mr. Bley seconded, and the Board unanimously resolved to approve the minutes of the December 15, 2015 meeting.

**Treasurer's Report**

The Park Partnership had revenue of \$1,844.83 America Tower, received \$165 from Down Town Winery. Final payment of \$4,310 was paid to GEDC for electrical project.

Mr. Blowers passed around copies of the 2015 Audit for review. The Audit went very smooth. One whole day was spent meeting with Mancuso discussing the GEDC.

**Updates**

- **Ag & Food Tech Park** – Preparing to receive the \$500,000 grant to support the expansion at the Park. Empire Cider has moved into the lab space and is looking at doing more research and development. The Park is ideal because it's close to Cornell and the orchards; their long term goal is to become a researcher with Cornell.
- **GEDC** – The electrical project is ready to go to bid. We are in the process of setting up a meeting with the Finger Lakes Building Trades to talk about workforce development opportunities.
- **City Council** – The Council Retreat is scheduled for January 28, 29, 30 and will be held at the Geneva Housing Authority on Lewis Street. We are in the process of setting up a tour of the Tech Park and the GEDC for new Councilors. LDC and IDA members will also be invited.
- **School District** – Mr. Tepfer thanked the community for supporting the upcoming school projects. The state scores will be coming out next month.

- **Marketing** – Two new members have joined the Marketing Committee; Paula Bucklin and Petr Premyslovsky. Paula is a Marketing Specialist for Finger Lake Health, and Petr is the IT Director for the City of Geneva.

**Executive Session**

Motion was made by Ms. Angelo to enter into Executive Session at 8:45 a.m., seconded by Mr. Finnerty and carried. No action taken.

**Adjournment:**

There being no other business, the meeting was adjourned at 8:55 a.m.

Lawrence (Rick) Bley,  
Secretary/Treasurer

**Geneva Industrial Development Agency Board Meeting  
City Hall, Geneva, New York  
Tuesday, February 16, 2016**

**In Attendance**

- Board Members present: Teresa Angelo, Anne Nenneau, Rick Bley, Brian Finnerty
  - Absent: Ron Alcock, Nicholas Massa, Bob Anania, Frank Cecere
  - Others present: Adam Blowers, Matt Horn, Collette Barnard, Stan Tepfer, Paul Bleakley, Dave Shaw
- 

**Meeting Call to Order**

Vice Chair Teresa Angelo called the meeting to order at 8:00 a.m.

**Approval of Minutes**

Mr. Bley made a motion, Ms. Nenneau seconded, and the Board unanimously resolved to approve the minutes of the January 19, 2016 meeting.

**Treasurer's Report**

The Park Partnership had revenue of \$1,844.43 from American Tower and no expenses were recorded.

Mr. Finnerty made a motion, Mr. Bley seconded, and the Board unanimously resolved to approve the Treasurer's Report.

**Presentation of Food and Beverage Innovation District Concept**

Mr. Horn made the presentation to the Board. The Food and Beverage Innovation District concept is in alignment with the Finger Lakes Regional Strategy as a project under the Agriculture and Food Production pillar. The City of Geneva displays all three Strategy enablers: Pathways to Property: Workforce Development, Entrepreneurship and Development, and Higher Education and Research and provides an excellent quality of life for its residents. The Innovation Ecosystem includes Economic Assets (Cornell University, Hobart and William Smith Colleges, and FLCC's Viticulture and Enology programs); Physical Assets (micro housing, the Smith Opera House, and the lakefront); Networking Assets (the Technology Farm where a dozen small firms interact on a daily basis).

Mr. Horn explained the Geneva Entrepreneurial Lab (GEL) concept. The GEL will be located in downtown Geneva and will feature an open floor plan where entrepreneurs can network as they develop their business concepts. Business counseling and administrative support will be provided. A small fee will be paid by the entrepreneurs in the GEL but the operation will not sustain itself. The GEL should be viewed as a service with associated costs. The Food Innovation Center will operate as a community kitchen where entrepreneurs can further develop their product. With the appropriate fee structure, this facility can sustain itself. As these small businesses prosper, they will graduate into space at the Technology Farm. Funding can be provided through the State, private partners, as well as operational support on the City side. Ms. Nenneau suggested that the space on the second floor of the GEDC might work well for the GEL.

**GEDC Fire Panel**

The GEDC is in need of a new fire panel alarm system at a cost of \$8,500.

Mr. Bley made a motion, Ms. Nenneau seconded, and the Board unanimously approved this expenditure.

**Updates**

**Ag and Food Tech Park** – Preparing to receive the \$500,000 grant to support the expansion at the Park. Empire Cider is ready to start production and is advertising for employees.

**GEDC** – LaBella is ready to move forward with a bid package for the electrical work and estimates a cost of \$400,000. The space once occupied by 2TRG requires cleanup. The investment in the cleanup will allow the space to be available for lease. The cleanup is anticipated to cost approximately \$350,000. The cleanup could take 3 – 6 months. Mr. Horn provided three financing scenarios for the Board to consider. He will begin to approach banks for information on financing terms and will bring that information back to the Board.

**City Council** – Mr. Horn reported that the City Council Retreat took place in late January. A plan to rebuild the general fund is under development. Discretionary spending was down by 30% in the 4<sup>th</sup> quarter. The staffing plan was reviewed as well as the 2016 Capital Program. Several parks require improvements. The Housing Strategy was discussed. There are over 550 subsidized dwelling units. The City is working with the Ontario County Department of Social Services to conduct inspections of subsidized units. The Section 8 program is managed by the Geneva Housing Authority. City Council also discussed the code of ethics.

**School District** – Mr. Tepfer reported that the student population has decreased over the years but seems to have leveled out. Incoming classes are at about 150 students. The preschool numbers have increased. Two thirds of the funding for the school district comes from the State. The school district expects a 30% increase from the state this year. The school district is starting to grow again.

**Marketing Committee** – A joint IDA, LDC website is progressing. A more comprehensive website is the anticipated outcome.

**Adjourn:**

There being no further business to discuss, the meeting was adjourned at 9:00 a.m.

Lawrence (Rick) Bley,  
Secretary/Treasurer

**Geneva Industrial Development Agency Board Meeting  
City Hall, Geneva, New York  
Tuesday, March 15, 2016**

**In Attendance**

- Board Members present: Teresa Angelo, Anne Nenneau, Rick Bley, Brian Finnerty, Frank Cecere
  - Absent: Ron Alcock, Nicholas Massa, Bob Anania
  - Others present: Adam Blowers, Matt Horn, Nancy Coluzzi, Stan Tepfer, Paul Bleakley, Dave Shaw
- 

**Meeting Call to Order**

Chair Cecere called the meeting to order at 8:00 a.m.

**Approval of Minutes**

Ms. Nenneau made a motion, Mr. Bley seconded, and the Board unanimously resolved to approve the minutes of the February 16, 2016 meeting.

**Treasurer's Report**

The Park Partnership had revenue of \$1,844.83 from American Tower. IDA expenses included legal fees and GEDC electrical project.

**Action Item**

Food and Beverage Innovation District

The question of approving a \$15,000 contribution toward establishing the Geneva Entrepreneurial Lab at 100-106 Castle Street was duly put to vote on roll call, which resulted as follows:

	<b>Yea</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
Frank Cecere	[ X ]	[ ]	[ ]	[ ]
Lawrence Bley	[ X ]	[ ]	[ ]	[ ]
Teresa Angelo	[ X ]	[ ]	[ ]	[ ]
Robert Anania	[ ]	[ ]	[ X ]	[ ]
Anne Nenneau	[ X ]	[ ]	[ ]	[ ]
Nick Massa	[ ]	[ ]	[ X ]	[ ]
Brian Finnerty	[ X ]	[ ]	[ ]	[ ]

Ontario County Economic Development is expected to contribute \$5,000; Hobart and William Smith Colleges have been asked to provide \$5,000 along with tables, chairs, desks and other equipment; the LDC and the City's Revolving Loan Fund will be asked to contribute \$15,000 each; City Council will be asked to consider a rent support proposal in April. A lead tenant at the lab will be selected and given a break in monthly rent in exchange for serving

as a liaison between the City and the building owner. The City will provide Buildings and Grounds Assistance, as well as IT support. Ms. Angelo suggested the \$15,000 IDA contribution be considered a loan, not a grant and should be seen as a business venture, not a government program.

## **Updates**

**Ag and Food Tech Park** – CheriBundi will be out by the first of next year due to their expansion. John Johnson has been looking for tenants to fill the space that CheriBundi will vacate. Empire Cider is ready to start production.

**GEDC** – Have been looking at electrical contractors including Finger Lakes Building Trades, NYSEG and private sector firms. Received quotes from five firms for the 2TRG space clean up based on weight.

**City Council** – We hope to have the Linden Street closure up for vote at the April meeting. This would start in May and go until Columbus Day weekend in October. Parklets will be discussed at the May meeting, including guidelines as to what is and is not acceptable.

**School District** – Chess Club came in 2<sup>nd</sup> in the state. Most of the kids are 6, 7 and 8 graders. The musical West Side Story went very well, great show. Budget proposal will stay at tax cap, 1.56.

**Marketing Committee** – The website project is moving along well and we should have a more detailed report at April's meeting.

## **Executive Session**

Motion was made by Ms. Angelo to enter into Executive Session at 8:55 a.m., seconded by Mr. Finnerty and carried. No action taken.

## **Adjourn:**

There being no further business to discuss, the meeting was adjourned at 9:08 a.m.

Lawrence (Rick) Bley,  
Secretary/Treasurer

# **Geneva Industrial Development Agency Special Meeting**

**City Hall, Geneva, New York  
Friday, March 25, 2016**

## **In Attendance**

- Board Members present: Teresa Angelo, Anne Nenneau, Rick Bley, Brian Finnerty, Frank Cecere, Nicholas Massa
  - Absent: Ron Alcock, Bob Anania
  - Others present: Adam Blowers, Matt Horn, Paul Bleakley, Dave Shaw
- 

## **Meeting Call to Order**

Chair Cecere called the meeting to order at 8:00 a.m.

Mr. Horn provided an overview of the distributed briefing. Staff conducted a request for proposals for \$600,000 in financing for the electrical and environmental projects at the GEDC. Lyons National Bank provided the best option, with a 10-year fixed rate of 4.66% and a 20-year amortization. A \$150,000 grant is being requested from the Industrial Park Partnership.

Ms. Nenneau advised that she would abstain due to a non-fiduciary relationship with Lyons National Bank, as a member of their Advisory Board.

On motion from Mr. Bley, seconded by Mr. Finnerty, the attached resolution was advanced for a roll call vote. All members present voted "AYE" with the exception of Ms. Nenneau, who abstained.

The meeting was adjourned at 8:20.

Lawrence (Rick) Bley,  
Secretary/Treasurer

**Geneva Industrial Development Agency Board Meeting  
City Hall, Geneva, New York  
Tuesday, April 19, 2016**

**In Attendance**

- Board Members present: Teresa Angelo, Anne Nenneau, Rick Bley, Brian Finnerty, Frank Cecere, Nicholas Massa
  - Absent: Ron Alcock, Bob Anania, Stan Tepfer
  - Others present: Adam Blowers, Matt Horn, Nancy Coluzzi, Paul Bleakley, Dave Shaw, Ken Camera, Bob Fitzgerald
- 

**Meeting Call to Order**

Chair Cecere called the meeting to order at 8:00 a.m.

**Approval of Minutes**

Mr. Bley made a motion, Ms. Angelo seconded, and the Board unanimously resolved to approve the minutes of the March 15, 2016 meeting.

**Treasurer's Report**

IDA - \$165 income from Downtown Winery  
\$7,594.22 expense for NY Main Street Reimbursement to LDC  
\$4,250 expense to GEDC  
Balance of \$ 21,530.63

Park - \$1,844.83 income from American Tower  
Balance of \$155,655.01

**Action Item**

Authorizing Resolution – NP Massa LLC Project

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<b>Yea</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
Frank Cecere	[ X ]	[ ]	[ ]	[ ]
Lawrence Bley	[ X ]	[ ]	[ ]	[ ]
Teresa Angelo	[ X ]	[ ]	[ ]	[ ]
Robert Anania	[ ]	[ ]	[ X ]	[ ]
Anne Nenneau	[ X ]	[ ]	[ ]	[ ]
Nick Massa	[ ]	[ ]	[ ]	[ X ]
Brian Finnerty	[ X ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted. (Please refer to April's IDA Packet for a copy of the Resolution).

## **Updates**

**Ag and Food Tech Park** – The Flex Tech Building is at 90% occupancy. Preparing to receive the \$500,000 grant; negotiating with Empire State Development.

**GEDC** –We are in the final stages of the loan process for the electrical project. An agreement has been executed with an environmental clean-up firm for the 2TRG space. Both projects should be in full swing by the end of May.

**City Council** – Mr. Horn welcomed City Councilor Ken Camera to the meeting. Council approved a plan to close Linden Street from May 6th through October 10th, and the proposed times are from Friday, 5:00 p.m. until Saturday at 3:00 a.m. and then 5:00 p.m. Saturday night through 3:00 a.m. on Monday.

Council approved a 3-year lease with the property owner of 100 Castle Street. They should be in the building by Labor Day.

We have put together a college area livability task force consisting of First Ward and At-Large Councilors, the City Manager, Chief of Police, Director of Neighborhood Initiatives, representative from the HWS President's Office, and residents of the impacted neighbors.

H&J Hospitality will continue to run the Event's Center for the next 3 years.

**Marketing Committee** – Ms. Angelo and Ms. Nenneau reported that the committee is working on the navigation and structure of the website, which needs to be in place before work can begin on the design. Mr. Bley suggested that the ease of getting information to start up a business is very important.

## **Other Business**

Councilor Camera suggested that the IDA write a letter to the Ontario County IDA, asking to reconsider an earlier decision to renew a lease with Finger Lakes Railway that would bring New York City trash to Seneca Meadows. Ms. Nenneau suggested that the letter be sent to the DEC as well.

## **Executive Session**

No Executive Session

## **Adjourn:**

There being no further business to discuss, the meeting was adjourned at 8:57 a.m.

Lawrence (Rick) Bley,  
Secretary/Treasurer

**Geneva Industrial Development Agency Board Meeting**  
**City Hall, Geneva, New York**  
**Tuesday, May 17, 2016**

**In Attendance**

- Board Members present: Frank Cecere, Teresa Angelo, Anne Nenneau, Rick Bley, Brian Finnerty, Bob Anania
  - Absent: Ron Alcock, Nicholas Massa
  - Others present: Adam Blowers, Matt Horn, Nancy Coluzzi, Paul Bleakley, Stan Tepfer
- 

**Meeting Call to Order**

Chair Cecere called the meeting to order at 8:00 a.m.

**Approval of Minutes**

Ms. Nenneau made a motion, Mr. Bley seconded, and the Board unanimously resolved to approve the minutes of the April 19, 2016 meeting.

**Treasurer's Report**

IDA - \$330 - income from Downtown Winery – 2 months  
\$3,919.48 – Audit Expense  
\$38,174.45 – in bank

Park - \$1,844.83 - income from American Tower  
\$157,499.84 – in bank

Any Board Member, who has not taken the Public Authorities Board Member Training Webinar, please let Adam know. This is a mandatory training.

**Action Item** - *Position and Action on Solid Waste By Rail*

Currently, the tonnage Seneca Meadows takes is lower than what their permit allows. Transporting trash by rail will increase tonnage up to the permit. Ms. Nenneau stated that this increase is counter to what we are trying to accomplish for the area. She suggested going to Mike Manikowski to be sure our voices are heard. Mr. Cecere suggested that discussion should be with all municipalities, and then go to the state instead of passing this around from town to town. Another suggestion was to develop a letter, with a standpoint of not being supportive of any actions that support excessive volumes. We will present this letter to the LDC, and will then be sent to DEC, Assemblyman Kolb and Senator Nozzolio, stating that this is affecting our work with economic development. On motion by Ms. Nenneau, seconded by Mr. Bley, and carried unanimously.

## **Updates**

**Ag and Food Tech Park** – Prospect activity is high; building is full with secure leases.

**GEDC** – Contract signed with Finger Lakes Recyclers. We are set to close with Lyons National Bank, project will start immediately afterwards.

**City Council** – Council has been hard at work on the Comprehensive Plan; this includes housing and downtown development. We are trying to come up with a strategy to attract healthy financial households. We will identify houses on the border and elevate standards.

**School District** – Mr. Tepfer reminded the Board that today is voting day. The District will be purchasing new buses. The state pays 80% and after 5 years the district sells the buses and keeps 100% of the profits.

**Marketing Committee** – Making progress on the website. We are currently at content development. Julie is meeting with department heads. Matt will represent the IDA.

## **Executive Session**

No Executive Session

## **Adjourn:**

There being no further business to discuss, the meeting was adjourned at 9:08 a.m.

Lawrence (Rick) Bley,  
Secretary/Treasurer

**Geneva Industrial Development Agency Board Meeting**  
**City Hall, Geneva, New York**  
**Tuesday, June 21, 2016**

**In Attendance**

- Board Members present: Frank Cecere, Anne Nenneau, Rick Bley, Brian Finnerty, Bob Anania, Nicholas Massa
  - Absent: Ron Alcock, Teresa Angelo
  - Others present: Adam Blowers, Matt Horn, Nancy Coluzzi, Paul Bleakley, Stan Tepfer
- 

**Meeting Call to Order**

Chair Cecere called the meeting to order at 8:00 a.m.

**Approval of Minutes**

Mr. Bley made a motion, Mr. Finnerty seconded, and the Board unanimously resolved to approve the minutes of the May 17, 2016 meeting.

**Treasurer's Report**

IDA -\$38,000 in bank. No activity in May

Park - \$1,844.83 - income from American Tower  
\$150,000 to GEDC for E-Waste  
\$9,000 in bank

**Updates**

**Ag and Food Tech Park** – 3 projects proposed for the Flex Tech building.

**GEDC** – Working with E-Waste with regards to occupying space and what can be stored there. Ms. Nenneau suggested requiring some sort of security deposit. We have been working through the mortgage with Lyons National Bank, and to get the title in place with the attorney.

**City Council** – Working through the Comprehensive Plan and have received great feedback from the community. Budget submission will be at the end of July. Dispatch conversion is expected to begin on July 18 for Fire, and about one week later for Police. The City has call boxes with audio and video ready which will go directly to the County. The City is ready to go, but the County is trying to fill a few staff vacancies.

**School District** – School year is winding down. Graduation is Friday, June 24 and is a very exciting time for students and staff. The turf for the new athletic field is very impressive and should be complete by fall of 2018.

**Marketing Committee** – Website Committee has been working diligently and should be live on July 1. Mr. Horn thanked Ms. Nenneau and Ms. Angelo for serving on the committee.

**Executive Session**

Motion was made by Ms. Nenneau to enter into Executive Session at 8:35 a.m., seconded by Mr. Bley and carried. No action taken

**Adjourn:**

There being no further business to discuss, the meeting was adjourned at 9:16 a.m.

Lawrence (Rick) Bley,  
Secretary/Treasurer

**Geneva Industrial Development Agency Board Meeting**  
**City Hall, Geneva, New York**  
**Tuesday, July 19, 2016**

**In Attendance**

- Board Members present: Frank Cecere, Anne Nenneau, Rick Bley, Brian Finnerty, Bob Anania, Teresa Angelo
  - Absent: Ron Alcock, Paul Bleakley, Stan Tepfer, Nicholas Massa
  - Others present: Adam Blowers, Matt Horn, Nancy Coluzzi, Steve Buchiere
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**Meeting Call to Order**

Chair Cecere called the meeting to order at 8:00 a.m.

**Approval of Minutes**

Ms. Nenneau made a motion, Mr. Anania seconded, and the Board unanimously resolved to approve the minutes of the June 21, 2016 meeting.

**Treasurer's Report**

Park - \$150,000 for GEDC cleanup & \$1,900.17 in American Tower revenue.

IDA - \$330 in Downtown Winery revenue, \$4,250 to GEDC for electrical project and \$15,000 for City support of the Entrepreneur's Lab.

**Updates**

**Ag and Food Tech Park** – CheriBundi is transitioning into the old Tops facility and their production space will be fully vacated by the end of the year; the space has already been claimed by existing tenants. Bergman Associates is developing a new Master Site-Plan due to the high demand for production space. We currently have 60 acres shovel ready for development.

**GEDC** – 2TRG work is 90% complete. BIDS are due July 21 for the electrical project. The Lyons Bank mortgage closing was held last week. We have applied for \$450,000 of Restore New York funding for redevelopment of the upper story for office space and a small manufacturing space.

**City Council** – Entered into Brownfield clean-up for the Foundry site. The City will take in the financial piece for the foundation. Kicking off budget, all proposals are in and will be presented to Council in August. Governor visited last week; a team will be selected to come to Geneva to help with planning for the grant. The Comprehensive Plan is a great start with the tax credit already in place.

**School District** – No Report

**Marketing Committee** – Website Committee met yesterday. Once complete, Julie will come to an IDA meeting and give a presentation. Ms. Nenneau and Ms. Angelo commented on the need for consistency and professional structure. Ms. Angelo suggested that the City needs a professional Brands Manager, so that we have more of an edge when competing with other cities.

**Executive Session**

Motion was made by Mr. Anania to enter into Executive Session at 8:35 a.m., seconded by Mr. Finnerty and carried. No action taken.

**Adjourn:**

There being no further business to discuss, the meeting was adjourned at 9:05 a.m.

Lawrence (Rick) Bley,  
Secretary/Treasurer

**Geneva Industrial Development Agency Board Meeting  
City Hall, Geneva, New York  
Tuesday, August 16, 2016**

**In Attendance**

- Board Members present: Frank Cecere, Anne Nenneau, Rick Bley, Brian Finnerty, Bob Anania, Teresa Angelo, Nicholas Massa
  - Absent: Ron Alcock, Paul Bleakley
  - Others present: Adam Blowers, Matt Horn, Nancy Coluzzi, Stan Tepfer
- 

**Meeting Call to Order**

Chair Cecere called the meeting to order at 8:00 a.m.

**Approval of Minutes**

Mr. Anania made a motion, Mr. Bley seconded, and the Board unanimously resolved to approve the minutes of the July 19, 2016 meeting.

**Treasurer's Report**

Park - \$19,000 in American Tower revenue.

IDA - 2 payments from the GEDC received in June; \$195 towards the website which was split with LDC; bank balance of \$38,000 before the Dove Block check was sent.

**Action Item**

**2016-2017 Budget** - Mr. Blowers reported that there is not much change from last year's budget. A copy of the budget was included in the August agenda packets. Mr. Finnerty made a motion, Ms. Nenneau seconded, and the Board unanimously approved the 2016-2017 Geneva IDA Combined Budget, which will go into effect on October 1, 2016.

**Updates**

**Ag and Food Tech Park** - Completing work on master plan to lay out 5 acre to 25 acre sites; submitted grant application to the State Consolidated Funding Application round to continue entrepreneurial support services.

**GEDC** - All E-Waste has been removed. Final items being completed now (removal of non-electronic material). Electrical BID set to be awarded. Final BID certification underway. Work to commence within the next several weeks.

**City Council** - Comprehensive Plan vote set for September Council meeting; Budget set to be released August 31<sup>st</sup>.

**School District** - Gearing up for school year; hiring 15 new teaching staff.

**Marketing Committee** – Mr. Horn thanked Ms. Nenneau and CCN for the services of their website developer. Department heads conducting content review of the City website, while Julie is working with the designer to finalize design issues. Working with business owners on testimonials for each step of starting a business in Geneva. D&C ran a full spread on restaurants in Geneva.

Chair Cecere congratulated Mr. Horn on being named to the Top 100 Local Government Influencers.

**Executive Session**

No Executive Session

**Adjourn:**

There being no further business to discuss, the meeting was adjourned at 8:40 a.m.

Lawrence (Rick) Bley,  
Secretary/Treasurer

**Geneva Industrial Development Agency Board Meeting  
City Hall, Geneva, New York  
Tuesday, September 20, 2016**

**In Attendance**

- Board Members present: Frank Cecere, Anne Nenneau, Rick Bley, Brian Finnerty, Bob Anania, Teresa Angelo
  - Absent: Ron Alcock, Nick Massa, Adam Blowers
  - Others present: Matt Horn, Nancy Coluzzi, Stan Tepfer, Paul Bleakley
- 

**Meeting Call to Order**

Chair Cecere called the meeting to order at 8:00 a.m.

**Approval of Minutes**

Ms. Nenneau made a motion, Mr. Bley seconded, and the Board unanimously resolved to approve the minutes of the August 16, 2016 meeting.

**Treasurer's Report**

Report given by Mr. Horn - standard monthly payments received.

**Updates**

**Ag and Food Tech Park** –CheriBundi has signed a lease with the owner of Tops Plaza. We are in the process of looking at internal or external companies to fill the space, which should be vacated by January 2017. We are negotiating with 2 prospects for the external building; the offices remain 100% full.

**GEDC** – The electrical project is ready to begin. A Public Hearing was held for the Restore New York funds (\$450,000). This will be used for improvements to the building; including breaking up the space that 2TRG was in and also the upper floor offices. The kitchen project estimate was more than anticipated.

**City Council** – Council is still working on the 2017 budget, which they received in August. There will be 2 work sessions in October, then adoption late October. Port 100 should be completed by the end of September or possibly a little later; tenant recruitment is in the process for November 1. The City is developing a plan to take over the Visitor's Center in 2018.

**School District** – The school year got off to a good start. Mr. Tepfer distributed the Education Report which highlights graduation rate.

**Marketing Committee** – Mr. Horn showed the soft launch of the new City website. There are resources for businesses at each level, i.e. start-up, established businesses that are looking to grow, financing, etc. as well as testimonials from City business owners.

Chair Cecere commended the Marketing Committee for doing a great job on the website.

**Other Business:**

On motion by Ms. Angelo, seconded by Mr. Bley, and carried unanimously, the Board agreed to reappoint Ms. Nenneau and Mr. Cecere for a five year term.

Mr. Horn will email the Policy & Procedures to be filled out by the Board Members and returned. The results will be reported at the November meeting.

**Executive Session**

No Executive Session.

**Adjourn:**

There being no further business to discuss, the meeting was adjourned at 9:00 a.m.

Lawrence (Rick) Bley,  
Secretary/Treasurer

**Geneva Industrial Development Agency Board Meeting  
City Hall, Geneva, New York  
Tuesday, October 18, 2016**

**In Attendance**

- Board Members present: Frank Cecere, Anne Nenneau, Rick Bley, Brian Finnerty, Bob Anania, Teresa Angelo
  - Absent: Ron Alcock, Nick Massa, Stan Tepfer
  - Others present: Matt Horn, Nancy Coluzzi, Paul Bleakley, Adam Blowers
- 

**Meeting Call to Order**

Chair Cecere called the meeting to order at 8:00 a.m.

**Approval of Minutes**

Ms. Angelo made a motion, Mr. Anania seconded, and the Board unanimously resolved to approve the minutes of the September 20, 2016 meeting.

**Treasurer's Report**

The Park Partnership had revenue of \$1,900 from American Tower, \$165 from Downtown Winery. The 2015-2016 year has ended. Mr. Blowers will be working with the auditors and will keep the Board updated.

**Action Items**

Mr. Anania made a motion, Ms. Angelo seconded, and the Board unanimously resolved to approve the following appointments:

Appointments:

City Manager Mathew Horn, Executive Director  
Deputy Comptroller Adam Blowers, Chief Financial Officer

**Standing Committee's for 2016 & 2017:**

Mr. Cecere reported the IDA Committee assignments as follows:

Governance and Executive Committee

Frank Cecere, Chair  
Anne Nenneau, Vice Chair  
Rick Bley, Secretary/Treasurer

Audit

Brian Finnerty  
Nick Massa II  
Bob Anania

Nominating

Bob Anania  
Brian Finnerty  
Rick Bley

By Laws

Bob Anania  
Nick Massa II  
Ann Nenneau

Marketing

Teresa Angelo  
Brian Finnerty  
Ann Nenneau

Mr. Horn reviewed the Policies and Financial Disclosure with no changes and was duly put to vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
Frank Cecere	[ X ]	[ ]	[ ]	[ ]
Teresa Angelo	[ X ]	[ ]	[ ]	[ ]
Lawrence Bley	[ X ]	[ ]	[ ]	[ ]
Nicholas Massa	[ ]	[ ]	[ x ]	[ ]
Anne Nenneau	[ x ]	[ ]	[ ]	[ ]
Robert Anania	[ X ]	[ ]	[ ]	[ ]
Brian Finnerty	[ x ]	[ ]	[ ]	[ ]

The Board members were given a copy of their fiduciary responsibilities. All were reviewed, signed and returned to N. Coluzzi.

Being the first meeting of the year, the IDA reaffirmed its mission and goals. Mr. Bley made a motion, Ms. Anania seconded, and the Board unanimously resolved to approve the Mission and Goals with no changes.

**Updates**

**Ag and Food Tech Park** – Working with a number of prospects. We have been going through CheriBundi’s site to decide what upgrades are needed. The site will be broken into 2 pieces, Stoneybrook will occupy one of those.

**GEDC** – We will hold a kick off meeting with Concord electric in another week. A grant application for Restore New York has been submitted for the 2TRG space upgrades. Bob Brown will retire next month.

**City Council** – No major changes are proposed for the 2017 budget.

**School District** – No report

**Marketing Committee** – Website is the big project for 2016. We are starting to look at projects for 2017.

**Other Business:**

The Board unanimously resolved to approve the following officers:

Frank Cecere, Chairman

Anne Nenneau, Vice-chairman

Lawrence (Rick) Bley, Secretary/Treasurer

**Executive Session**

No Executive Session.

**Adjourn:**

There being no further business to discuss, the meeting was adjourned at 8:50 a.m.

Lawrence (Rick) Bley,  
Secretary/Treasurer

**Geneva Industrial Development Agency Board Meeting  
City Hall, Geneva, New York  
Tuesday, November 15, 2016**

**In Attendance**

- Board Members present: Frank Cecere, Rick Bley, Brian Finnerty, Teresa Angelo, Nick Massa
  - Absent: Ron Alcock, Bob Anania, Anne Nenneau
  - Others present: Matt Horn, Nancy Coluzzi, Paul Bleakley, Adam Blowers, Stan Tepfer
- 

**Meeting Call to Order**

Chair Cecere called the meeting to order at 8:00 a.m.

**Approval of Minutes**

Ms. Angelo made a motion, Mr. Bley seconded, and the Board unanimously resolved to approve the minutes of the October 18, 2016 meeting.

**Treasurer's Report**

No activity for IDA. The Park Partnership had revenue of \$1,900 from American Tower. The auditors will be here November 21 and 22 going over the GEDC financials; nothing out of the ordinary is expected.

**Action Items**

Authorizing Resolution – Renewal of Purchase Option for 15 E. North Street

The question of authorizing renewal of a purchase option for 15 E. North Street was duly put to vote on roll call, which resulted as follows:

	<b>Yea</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
Frank Cecere	[ X ]	[ ]	[ ]	[ ]
Lawrence Bley	[ X ]	[ ]	[ ]	[ ]
Teresa Angelo	[ X ]	[ ]	[ ]	[ ]
Robert Anania	[ ]	[ ]	[ X ]	[ ]
Anne Nenneau	[ ]	[ ]	[ X ]	[ ]
Nick Massa	[ X ]	[ ]	[ ]	[ ]
Brian Finnerty	[ X ]	[ ]	[ ]	[ ]

## **Updates**

### **Ag and Food Tech Park**

There are two active prospects for the current space, dairy project with a signed letter of intent and an organic herbicide company. Both are in the process of legal review. Building remains at full capacity.

### **GEDC**

Bid packages are out for the Innovation Kitchen project and we are hoping to start construction before Christmas. Super Casuals will be moving in for extra storage space.

### **City Council**

Council is wrapping up the 2017 budget process. Council voted to approve the sale of a City-owned parcel adjacent to the state park, but it will go back for a formal ratification. Working with the DEC on the Foundry site clean-up which the City acquired for taxes. Clean-up will take place in 2017.

### **School District**

Student population is up from previous years. The Chess, Robotic and Master Minds Clubs are doing incredibly well this year. We have 2 teachers who are airplane pilots and will be doing an aeronautics curriculum; currently there are 10 students enrolled. The new fields could be open in time for the next school year.

### **Marketing**

Julie Coleman is no longer with us, she has accepted another position; Rhonda Everdyke will take her place as Marketing/Communications Director.

### **Executive Session**

No Executive Session.

### **Adjourn:**

There being no further business to discuss, the meeting was adjourned at 9:00 a.m.

Lawrence (Rick) Bley,  
Secretary/Treasurer

**Geneva Industrial Development Agency Board Meeting  
City Hall, Geneva, New York  
Tuesday, December 20, 2016**

**In Attendance**

- Board Members present: Frank Cecere, Rick Bley, Brian Finnerty, Teresa Angelo, Bob Anania, Anne Nenneau
  - Absent: Ron Alcock, Nick Massa
  - Others present: Matt Horn, Nancy Coluzzi, Paul Bleakley, Adam Blowers, Stan Tepfer, Mike Manikowski
- 

**Meeting Call to Order**

Chair Cecere called the meeting to order at 8:00 a.m.

**Approval of Minutes**

Mr. Anania made a motion, Mr. Bley seconded, and the Board unanimously resolved to approve the minutes of the November 15, 2016 meeting.

**Treasurer's Report**

No activity for IDA. The Park Partnership had revenue of \$1,900 from American Tower. Working on transitioning accounts to the Lyons National Bank. IDA Audit is wrapping up and will be presented at January's meeting.

**Updates**

**Ag and Food Tech Park** – Building remains near 100% occupancy. Cheribundi will be moving to Tops Plaza in January/February. John Johnson is working on a cost estimate for basic repairs, along with any repairs that Cheribundi will be responsible for. Senior Nozzolio has secured a \$200,000 Capital Projects grant for the Tech Farm.

**GEDC** – Electrical project is currently under construction, which includes a custom built transformer. Mr. Blowers has been attending the bi-weekly construction meetings and reports that the project is progressing along. Bob Brown has retired; his position has been split into 2 positions – sales and maintenance. Food innovation center kick off was last week with an occupancy goal of April 15.

**City Council** – Fully funded 2017 Capital Plan including the Street light replacement contract in which the City will acquire all of the City Street lights from NYSEG and replace with LED lighting. Savings will be more than enough

to offset the purchase. We are currently looking at a 23 year bulb life as well as soft lighting and dark sky compliant.

**School District** – Two projects are scheduled and hope to be finished by next school year. 1) Loman field will be moving to the high School. We will use the current field for practices and additional parking. 2) 2<sup>nd</sup> grade moving to North Street School. The budget for the 2017-2018 school year has begun. We are looking at a 2% tax increase, thus remaining under the tax cap.

**Marketing** – Mr. Horn introduced Rhonda Everdyke as the new Marketing Director. Any questions, please contact Rhonda. The first Marketing Committee Meeting is scheduled for January 10, 2017.

**Other Business**

Downtown Revitalization store front public meetings have been going well. They will be held on Tuesdays from noon to 7:00 p.m. throughout January. All of the specific projects will be put up at the storefront along with the consultant's mock ups. The public can come take a closer look and comment on what they would prioritize as most important impacts, and also talk with the consultants about each project. At the end of February, Geneva's DRI Strategic Plan report goes to the Governor's office for approval.

**Executive Session**

Motion was made by Ms. Nenneau to enter into Executive Session at 8:45 a.m., seconded by Mr. Anania and carried. No action taken.

**Adjourn:**

There being no further business to discuss, the meeting was adjourned at 9:10 a.m.

Lawrence (Rick) Bley,  
Secretary/Treasurer