



INDUSTRIAL DEVELOPMENT AGENCY

Meeting Minutes Monday, June 26, 2023 Meeting

Members Present	Members Excused
Mike Davis, Chairman	Amanda McDonald
Andy Molodetz	Brian Kolb
Supervisor Dan Marshall	Lew Zulick, Treasurer
Deb Brown	
	Guests Present
	Alissa Bub, Deputy County Administrator
	Chris Schubert, Canandaigua Air Center
	Kevin Reynolds, Canandaigua Air Center
	Dan Miller, Canandaigua Air Center
Staff Present	Nick Walshe, Dimension Energy
Ryan Davis, Executive Director	Megan Houpert, Home Leasing
Suzanne Vary, Staff	Bret Garwood, Home Leasing
Brigitte Larson, Secretary	Contract Staff
Bob Mincer, Staff	Barry Carrigan, Nixon Peabody
Jessica Kazmark, Staff	Ed Russell III, Underberg & Kessler

CALL TO ORDER: Chair Mike Davis called the meeting to order at 5:01 p.m. A quorum was present.

NEW BUSINESS:

Geneva Solar CSG 1 & 2:

Ryan Davis and Suzanne Vary introduced Nick Walshe, VP of Development at Dimension Energy. The Company is looking to build two community solar farms in Geneva.

Nick provided a brief summary of Dimension Energy, indicating that it was founded in 2018 and is a leading community solar developer and operator. The Company represents over 400 solar projects across the country and currently has six operational community solar projects in the State. Nick explained that the Ontario County Planning Board discussed the projects earlier this month. Both projects are under 27 acres and are located near Preemption Road in Geneva, more specifically on Red Jacket Orchards land that is no longer utilized.

It was clarified that there is a delineated wetland located on one of the sites and that it will be left undisturbed as a certain distance from the panels is required. This will be discussed with not

only the City of Geneva but also any necessary Agriculture markets or companies about protocol.

This will require authorization from the Board to hold a public hearing for each project. *Andy Molodetz made a motion to authorize two public hearings, one for each project. Deb Brown seconded the motion. Unanimously approved. Motion carried.*

Home Leasing:

Ryan Davis and Suzanne Vary introduced Bret Garwood and his team from Home Leasing. Home Leasing has taken over the project formerly known as the Solar Village in Geneva. At the April IDA meeting two resolutions were passed; one to authorize a deviation of the Uniform Tax-Exempt Policy for Shelter Rent, while the other was to allow transfer from The Solar Village to Home Leasing.

An application has been completed by Home Leasing, a family owned B-corp. The project will now include affordable housing and a 10% Shelter Rent agreement, should the project move forward. Home Leasing has completed their application and the next step is for the Board to authorize a Public Hearing.

Supervisor Dan Marshall made a motion to authorize a Public Hearing. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.

Bret Garwood and his team exited the meeting at 5:19 p.m.

ADMINISTRATION:

May 23, 2023 Minutes:

Mike Davis presented the May 23, 2023 Meeting Minutes for approval.

Andy Molodetz made a motion to approve the May 23, 2023 minutes as presented. Deb Brown seconded the motion. Motion unanimously carried.

Invoices for payment:

Michael Wojcik presented for approval, airport invoices for payment totaling \$37,4219.50; Agency invoices totaling \$12,347.37 and total invoices for \$49,776.87. Bob Mincer clarified the airport related invoices.

Supervisor Dan Marshall made a motion to approve the above referenced invoices for payment. Deb Brown seconded the motion. Unanimously approved. Motion carried.

Questions on Reports:

Airport Update:

There were no questions on Bob's Airport Update Report.

Deb Brown made a motion to approve and accept the Airport Update as presented. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.

Terminal bid:

As discussed at the last IDA meeting, the bid prices for the terminal were outside of the budget. Ryan has recommended the Board take official action to reject the bid and look for an extension later in the year. This will allow the IDA to look at alternative options for the terminal.

Supervisor Dan Marshall made a motion to reject the bid for the Airport Terminal. Deb Brown seconded the motion. Unanimously approved. Motion carried.

Access Road Bid:

Ryan reminded the Board of the Access Road Bid that was discussed at last month's meeting. Based on the discussion at the last meeting with the IDA and airport staff, it is recommended to award the base bid plus add alt #1 and add alt #3 to Woodstone Earth Construction, Inc. in the amount of \$831,200.

Andy Molodetz made a motion to accept the bid for the Access Road project. Deb Brown seconded the motion. Unanimously approved. Motion carried.

Quote for Appraisal:

Ryan presented a land only appraisal quote from Midland Appraisal Associates. Ryan is requesting approval to proceed with appraisals as the possibility of further development continues. The appraisal fee for land only is not to exceed \$3,700.

Andy Molodetz made a motion to authorize Ryan to sign the Fee Proposal/Engagement Letter with Midland Appraisal Associates. Deb Brown seconded the motion. Unanimously approved. Motion carried.

Financial Statements:

There were no questions on the updated Financial Statements. Michael Wojcik was not present but sent an email last week regarding the materials.

Supervisor Dan Marshall made a motion to approve and accept the Airport Update as presented. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.

Investment Report:

Deb Brown made a motion to approve and accept the Investment Report as presented.

Supervisor Dan Marshall seconded the motion. Unanimously approved. Motion carried.

Department Update:

Ryan began by sharing that we will look to reschedule the Airport tour. Ryan also informed the Board that presented the Airport Economic Impact Study for the PEQ Committee and also discussed it with the County Administrator and Deputy County Administrator. Ryan would like to involve Ontario County Planning as well as Finger Lakes Visitors Connection in the ongoing process and discussion.

The County's first round of ARPA funds will be rolling out in early July. Ryan will give a brief update at the July meeting.

The Housing Study completed by Urban Partners is on track to be presented to the PEQ Committee in August, then to the Board of Supervisors. Following the adoption by the BOS, recommendations will be presented based on projections and demographics.

Ryan spoke about the need for an ongoing connection between FLCC and the County for workforce development needs. It was discussed that many businesses are not only having trouble finding employees, but also employee retention. Ryan is assisting with scheduling a reverse job fair that will be held at the college with employers.

It was also discussed that the FAME program will be sunseting after many years, after being unable to recover from the impact of the pandemic. The leftover funds will go to FLCC.

Lastly, Ryan shared that informational sessions for the CFA Grants were held with the held of Empire State Development. Sessions were well attended by businesses and municipalities.

ADJOURNMENT:

Andy Molodetz made a motion to adjourn the IDA meeting at 5:36 p.m. Deb Brown seconded the motion. Motion unanimously approved.

Respectfully submitted,

Brigitte Larson