



INDUSTRIAL DEVELOPMENT AGENCY

Meeting Minutes Monday, January 23, 2023 Meeting

Members Present	Members Excused
Andy Molodetz	Mike Davis, Chairman
Amanda McDonald	Supervisor Dan Marshall
Deb Brown	
Brian Kolb	Guests Present
Lew Zulick, Treasurer (via Zoom)	Alissa Bub, Deputy County Administrator
	Don Lasher, Factory 243
Staff Present	
Ryan Davis, Executive Director	Contract Staff
Michael Wojcik, CFO	Ed Russell, Underberg & Kessler
Brigitte Larson, Secretary	Barry Carrigan, Nixon Peabody
Bob Mincer, Staff	
Jessica Kazmark, Staff	

CALL TO ORDER: Secretary Brigitte Larson called the meeting to order at 5:00 p.m. A quorum was present.

Brian Kolb made a motion to authorize Andy Molodetz to chair the meeting. Deb Brown seconded the motion. Unanimously approved. Motion carried.

NEW BUSINESS:

Factory 243 – Phase 2:

Ryan Davis introduced Don Lasher, developer of Factory 243 on Gorham Street in Canandaigua. The first phase included demolition and renovation of the site’s buildings to include more than 75 residential units and some commercial space. Don is before the Board to present plans for Phase II. The second phase will include additional residential units and more commercial space. Don also informed the Board that the communal courtyard area will be a focus as well.

A topic of discussion was the energy requirements that may be soon required by New York State.

Brian Kolb made a motion to authorize a Public Hearing. Deb Brown seconded the motion. Unanimously approved. Motion carried.

Don Lasher exited the meeting at 5:11 p.m.

DGA Builders:

Ryan Davis and Michael Wojcik shared that a public hearing was held for DGA Builders, with positive comments from Town of Victor representatives. The cost - benefit analysis was completed, showing a benefit of \$27,000 over the course of ten years. Upon discussion with the developer, the project will continue and jobs will be brought to the County; however; there will be no PILOT requested.

OLD BUSINESS:

BW Solar 2 & 4:

Barry Carrigan explained that existing solar projects, BW Solar 2 and 4 are being sold to a new developer; however, there would be no change in benefits.

After lengthy discussion it was determined that Board members would like more information on the new developer, Catalyze. Documentation from the original request will be presented to the newer members to assist in their understanding of the current developer. There was also concern that the original request was approved less than a year ago and is changing ownership. The topic will be tabled until the next meeting.

Deb Brown made a motion to table the request until the next meeting. Brian Kolb seconded the motion. Unanimously approved. Motion carried.

Property Database Update and Budget Amendment:

Jim Armstrong explained that he completed the real estate project. At the start of the process there were 55 properties on the database, 20 of which were outdated or incorrect. With Jim's research there are now 98 properties including commercial and industrial spaces. Jim spoke to town representatives, planners and realtors to complete this project and would like to continue beginning in March. The estimated cost to continue is \$6,500, to be split with the OCEDC. This will also include a budget amendment to cover the additional cost.

Amanda McDonald made a motion to approve the budget amendment and renewal of Jim's real estate database project for 2023. Brian Kolb seconded the motion. Unanimously approved. Motion carried.

Jim Armstrong exited the meeting at 5:39 p.m.

Airport Update:

Bob Mincer gave a brief project update, focused on the terminal construction. The bids came in much higher than expected leading to an upcoming meeting with the NYSDOT to resolve issues related to funding. Bob would like to request additional funds for McFarland Johnson to move forward with bid documents and requirements.

Brian Kolb made a motion to approve additional \$10,000 expense (of which the IDA portion will be around \$800-\$1000) for the terminal project. Deb Brown seconded the motion. Unanimously approved. Motion carried.

Resolution for AWOS Design:

Bob presented a resolution for approval pertaining to the AWOS design. The resolution is to apply, sign and accept a grant from the FAA and NYSDOT to complete the engineering design for the AWOS replacement at the airport.

Brian Kolb made a motion to authorize Ryan Davis to sign the AWOS design resolution. Deb Brown seconded the motion. Unanimously approved. Motion carried.

ADMINISTRATION:

December 19, 2022 Minutes:

Andy Molodetz presented the December 19, 2022 Meeting Minutes for approval.

Deb Brown made a motion to approve the December 19, 2022 minutes as presented. Brian Kolb seconded the motion. Motion unanimously carried.

Department Update:

Ryan gave the Board a brief department update, highlighting a few different topics.

Ryan informed the Board that the Cornell Cooperative Extension has sent a sponsorship opportunity for the Ag Appreciation banquet, taking place in March. Last year the OCIDA sponsored the event and had a half page ad included in the events program. Ryan suggested a full-page ad for the sponsorship, in the amount of \$150.

Brian Kolb made a motion to approve the expense of \$150 for the Ag Appreciation Banquet sponsorship. Amanda McDonald seconded the motion. Unanimously approved. Motion carried.

Ryan also shared that earlier in the month representatives from Empire State Development (ESD) visited Ontario County and toured the area. The tour consisted of a “windshield tour” from Canandaigua to Geneva. ESD was welcomed to tour the Geneva Tech Farm as well as The Solar Home Factory. Ontario County Administrator Chris DeBolt and Deputy County Administrator Alissa Bub were also introduced to the ESD representatives along with Manchester Town Supervisor Dave Phillips. Ryan explained that the visit also included a trip to Akoustis and a site visit of the Manchester Roundhouse. The intersection of Routes 14 and 96 were also shown in the “windshield tour”.

Ryan stated that a FAST NY letter of intent went out. This was a request from Akoustis to make their campus shovel-ready for expansion.

Ryan also shared that there will be an Infrastructure Roundtable discussion held on February 13th at FLCC. Representatives from local municipalities and the Chamber will be invited to the event.

It was also discussed that the Economic Impact Study for the airport was received by the office but would like to look into a few more possibilities to include in the report. Staff hopes to present it to the full Board at the next meeting. In addition to the economic impact study results, Committee assignments and ABO training will also be discussed at the next meeting.

Invoices for payment:

Michael Wojcik presented for approval, airport invoices for payment totaling \$33,175.47; Agency invoices totaling \$46,776.63 and total invoices for \$79,952.10. Bob Mincer clarified the airport related invoices.

Deb Brown made a motion to approve the above referenced invoices for payment. Brian Kolb seconded the motion. Unanimously approved. Motion carried.

Questions on Reports (Financials and Cash Update):

Michael Wojcik presented the Financials and Cash Update Report to the Board. There were no questions. Michael shared that the auditors are here this week.

Deb Brown made a motion to accept and approve the above-mentioned reports as presented.

Amanda McDonald seconded the motion. Unanimously approved. Motion carried.

ADJOURNMENT:

Deb Brown made a motion to adjourn the IDA meeting at 6:10 p.m. Amanda McDonald seconded the motion. Motion unanimously approved.

Respectfully submitted,

Brigitte Larson