



## INDUSTRIAL DEVELOPMENT AGENCY

### Meeting Minutes Monday, June 26, 2023 Meeting

Members Present	Members Excused
Mike Davis, Chairman	Supervisor Dan Marshall
Andy Molodetz	Deb Brown
Lew Zulick, Treasurer	Brian Kolb
Amanda McDonald	
	Guests Present
	Alissa Bub, Deputy County Administrator
	Chris Schubert, Canandaigua Air Center
	Kevin Reynolds, Canandaigua Air Center
	Dan Miller, Canandaigua Air Center
Staff Present	
Ryan Davis, Executive Director	
Suzanne Vary, Staff	
Brigitte Larson, Secretary	Contract Staff
Bob Mincer, Staff	Barry Carrigan, Nixon Peabody
Jessica Kazmark, Staff	Veronica Devries, Underberg & Kessler

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

#### **NEW BUSINESS:**

##### **Home Leasing:**

Suzanne Vary explained that Home Leasing plans to take over Solar Village and build 78 affordable housing units, which will also be subject to shelter rent. Sue clarified that the PILOT payments will be calculated each year by using the rents minus utilities and 10% of that amount will be the PILOT payment. The IDA will also deviate from its usual 25-year UTEP because the project would not be economically viable without a 30-year PILOT.

Michael Wojcik presented the project checklist and cost to benefit analysis, resulting in a grand ratio of 3:1. It was also stated that a public hearing was held with only comments from the developer.

*Lew Zulick made a motion to authorize and induce the project. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.*

## **ADMINISTRATION:**

### **June 26, 2023 Minutes:**

Mike Davis presented the June 26, 2023 Meeting Minutes for approval.

*Andy Molodetz made a motion to approve the June 26, 2023 minutes as presented. Lew Zulick seconded the motion. Motion unanimously carried.*

### **Invoices for payment:**

Michael Wojcik presented for approval, airport invoices for payment totaling \$79,370.35; Agency invoices totaling \$68,597.27 and total invoices for \$147,967.62. Bob Mincer clarified the airport related invoices.

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

### **QuickBooks:**

Michael Wojcik explained that the County is updating the QuickBooks program. The cost will be about \$806 annually. Michael would like to split the cost among the IDA, LDC and EDC. There will be two users, Michael and Jessica.

*Andy Molodetz made a motion to authorize the payment of Quickbooks, in the amount of 40% of the annual cost. Lew Zulick seconded the motion. Unanimously approved. Motion carried.*

### **Questions on Reports:**

#### **Airport Update, Financial Statements and Investment Report:**

There were no questions on Bob's Airport Update Report. There were also no questions on the Financial Statements or Investment Report.

*Amanda McDonald made a motion to approve and accept the Airport Update, Financial Statements and Investment Report as presented. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.*

### **Department Update:**

Ryan began by informing the Board that Empire State Development would like Ontario County to host their regional meeting in early December.

Ryan also thanked Sue for her hard work on the FAST NY application on behalf of Akoustis. The application has been submitted.

The tour of the airport was canceled due to inclement weather last month. Staff will plan a tour at a later date.

## **ADJOURNMENT:**

*Andy Molodetz made a motion to adjourn the IDA meeting at 5:22 p.m. Lew Zulick seconded the motion. Motion unanimously approved.*

Respectfully submitted,

*Brigitte Larson*