



INDUSTRIAL DEVELOPMENT AGENCY

Meeting Minutes
Monday, September 24, 2018 Meeting
 Economic Development Conference Room
 20 Ontario St
 Canandaigua, NY 14424

Members Present	Members Excused
Mike Davis, Chairman	Laura Pedersen, Secretary
Andy Molodetz, Vice Chairman	Lewis Zulick, Treasurer
Kelly Mittiga	
Supervisor Jeff Gallahan	Guests Present
	Brian Young, Deputy County Administrator
	Don Lasher, Capstone Real Estate Development
Staff Present	
Mike Manikowski, Exec. Dir.	Contract Staff
Michael Wojcik, CFO	Ed Russell III, Underberg & Kessler
Suzanne Vary, Staff	Bill Weir, Nixon Peabody
Jessica Kazmark, Staff	
Brigitte Larson, Staff	
Bob Mincer, Staff	

CALL TO ORDER: Chairman Mike Davis called the meeting to order at 5:06 p.m. A quorum was present.

NEW BUSINESS:

Factory 243 Presentation:

Sue Vary introduced Don Lasher of Capstone Real Estate Development who had previously presented a project called Factory 243 located at 243 Gorham Street in Canandaigua. This site was formerly a G.W. Lisk Factory. Sue explained that Don has gotten a PUD (Planned Unit Development) approval from the City of Canandaigua and would like to convert the buildings at the site into market rate apartments and commercial use. Don explained that the market study has been completed and he's received feedback regarding the commercial spaces. The project has gotten somewhat bigger but will still have 83 market rate residential units within 3 buildings. Don said that they are working with a local brewery to potentially take one of the smaller commercial spaces. There will also be some community spaces and two small office spaces,

along with a business center and fitness center. There will be one building that will be demolished to make parking for the area. Don also stated that financing is set with Canandaigua National Bank. A public hearing was authorized based on completion of the market study, which will be prepared for once Bill Weir reviews the market study. It was briefly discussed on how this project fits into the Strategic Plan. Mike Manikowski explained that this project will attract and retain entrepreneur talent, as well as grow the population in Ontario County. Don explained that the prices for the residential units will range from \$830.00 to \$1475.00 a month, depending on the square footage of each individual unit. Don also mentioned that each building is different on the site, including one spot with 6 structures tied together, and that there is plan is to demolish the buildings at the back of the area. There is currently no action needed from the Board until Bill Weir reviews the market study.

OLD BUSINESS:

Airport Update:

Bob Mincer stated that there was an Airport Committee meeting prior to the OCIDA meeting where multiple topics, including upcoming expenses, were discussed. Bob also said that the OCIDA have received the final awards for the terminal building, and will also be breaking ground in mid-October for the Construction of the Snow Removal Equipment (SRE) building. Bob mentioned that fuel sales are low compared to this time last year. It was discussed that the Airport Committee recommended the Board approve a few expenses for the Airport. These expenses include repairs and upgrades to the parking lot lighting, snow plow and blower as well as service equipment such as filters and oil. These items will cost around \$7200.00 total and the invoices will be presented at the next OCIDA Board meeting. It was noted that these expenses are originally unbudgeted but necessary items.

Supervisor Jeff Gallahan made a motion to approve the above mentioned expenses. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.

ADMINISTRATION:

August 27, 2018 Minutes:

Chairman Mike Davis presented the August 27, 2018 Meeting Minutes for approval.

Supervisor Jeff Gallahan made a motion to approve the August 27th, 2018 minutes as presented. Kelly Mittiga seconded the motion. Motion unanimously carried.

Invoices for payment:

Michael Wojcik presented for approval, airport invoices for payment totaling \$44,098.25; Agency invoices totaling \$39,536.45 and total invoices in the amount of \$83,634.70. It was also noted that this is the last invoice to McFarland Johnson for this service.

Andy Molodetz made the motion to approve the payments of the above referenced invoices. Kelly Mittiga seconded the motion. Motion unanimously carried.

Financial Statements:

Michael Wojcik presented the financial statements for August 2018.

Supervisor Jeff Gallahan moved to approve the financial statements as presented. Kelly Mittiga seconded the motion. Unanimously approved. Motion carried.

Agreement between OCLDC and OCIDA:

The agreement is a joint venture between the OCLDC and OCIDA for supplementation and support for airport activities, support of the transportation industry with respect to the Airport in Ontario County. The requested amount is \$200,000 from the OCLDC to go to the OCIDA.

Andy Molodetz made a motion to approve the signing of the agreement between the OCLDC and the OCIDA. Supervisor Jeff Gallahan seconded the motion. Unanimously approved. Motion carried.

ADJOURNMENT:

Supervisor Jeff Gallahan made a motion to adjourn the IDA meeting at 5:49 p.m. Andy Molodetz seconded the motion. Motion unanimously approved.

Respectfully submitted,

Brigitte Larson