

MINUTES of a Special Meeting of the Village Board of Trustees held Friday, October 26, 2018 at 9:00AM, Village Hall, 111 Elm Street, Room 202, Penn Yan, NY 14527

PRESENT: Mayor L MacKerchar; Trustees; D. Condella; T Hoban; K. McLoud; R. Spencer; R. Stewart; Attorney Ed Brockman; Clerk/Treasurer G. Meeks; Deputy Clerk/Treasurer H. Pealer

ABSENT: Trustees C. Benedict; Director of Public Works B. Bodine; Police Chief T. Dunham; CEO B. Lyon; Fire Chief B. LaRock

News Media present: Gwen Chamberlain, Chronicle Express

PUBLIC: Mike Lipari, Robert Hawley, Elden Morrison, Steve Griffin- CEO for IDA (Industrial Development Agency) Finger Lakes Economic Development Center.

Mayor MacKerchar called the Special Village Board meeting to order at 9:00 AM

9:00AM PUBLIC HEARING – CDBG grant for 11 Main Street (Parker’s)

At 9:00AM **MOTION** by Trustee McLoud, seconded by Trustee Condella to open the Public Hearing.

ADOPTED Ayes 6 MacKerchar, Condella, Hoban, McLoud, Spencer, Stewart
Nays 0 Abstain 0 Absent Benedict

Mayor MacKerchar asked if anyone had any comments regarding the Public Hearing

Steve Griffin CEO for the IDA explained this is for 11 Main St. Pete Mitchell wants to purchase and renovate it and open a restaurant looking at \$750,000 for the total investment. The CDBG would help with the renovations. Elden Morrison was questioning that the purpose of the grant is to create jobs and not directly compete with other business in the area. He feels you will be taking away from other business. Steve stated this will create 22- 25 jobs. Steve has spoken with other local restaurant owners and they are in favor of another restaurant in town, more the better. Steve mentioned restaurants do draw people in. He has gone to Geneva, Watkins Glen, and Canandaigua and sees local people going out of town to eat there. People would like to see other choices for dining out. Steve explained we have spoken with the consultants and does it qualify for the grant. Bob Hawley mentioned he has spoken with other businesses and they’re finding problems with finding people to fill positions for their businesses. Elden stated he felt the IDA wasn’t to give money to a business in the town or area that would be a direct competition for other established business or have the same existing business. You would drive them out of business. Trustee Spencer mentioned restaurants are one thing that you want in the downtown area to help draw people in. Mayor mentioned this is the first Public Hearing and you will have more opportunities to ask more questions.

Mayor asked again is there any other comments. No other comments.

At 9:14AM **MOTION** by Trustee McLoud, seconded by Trustee Spencer to close the Public Hearing.

ADOPTED Ayes 6 MacKerchar, Condella, Hoban, McLoud, Spencer, Stewart
Nays 0 Abstain 0 Absent Benedict

9:05 AM PUBLIC HEARING - CDBG grant for 110 Mace Street (Keuka Lake Hotel LLC’s)

At 9:14AM **MOTION** by Trustee McLoud, seconded by Trustee Condella to open the Public Hearing

ADOPTED Ayes 6 MacKerchar, Condella, Hoban, McLoud, Spencer, Stewart
Nays 0 Abstain 0 Absent Benedict

Mayor MacKerchar asked if anyone had any comments regarding the Public Hearing

Bob Hawley questioned what is the addition for and what will he spend the money on. Steve Griffin CEO for the IDA explained they want to build a year round Conference Center with a bar in the front of the hotel instead of the tent at 110 Mace Street. Bob Hawley asked will he be purchasing land. Mr. Iversen stated he will need a parking lot and the Iversen Family Trust, LLC owns the land between the Hotel and Lake Street. Bob asked if he is going to use grant money to buy what he already owns. Bob stated Mr. Iversen thinks it will bring more business to the Village because there is not an upscale Restaurant in the Village and he wants to start one. Bob is unsure how this will work since he saw the Village minutes and you have to be 500 feet from another bar. Bob wondering is he applying for two

separate grants one he is buying land that he already owns and another one is for 2 bars and 2 kitchens to hold conferences in the winter. Doesn't make sense since most people go south in the winter for conferences. Bob feels he will create more business for himself for the summer. He feels this is going to be Seasonal. He is hiring 30 people and Mr. Iversen has already received several grants over the years. Mayor asked for any other comments.

At 9:18 AM **MOTION** by Trustee McLoud, seconded by Trustee Condella to close the Public Hearing

ADOPTED Ayes 6 MacKerchar, Condella, Hoban, McLoud, Spencer, Stewart
Nays 0 Abstain 0 Absent Benedict

MOTION by Trustee McLoud, seconded by Trustee Stewart to authorize Resolution No 94-2018 Authorizing the Adoption of a Section 3 Participation Plan in Connection with Community Development Block Grant Funding.

WHEREAS, the Village is applying for Federal grant assistance from the New York State Housing Trust Fund Corporation (hereinafter the "HTFC") represented by the New York State Office of Community Renewal (hereinafter the "OCR") through the Community Development Block Grant (hereinafter "CDBG") Program for the purpose of assisting Parker's Grille, Inc. in its plans to renovate an existing building and establish a new restaurant at 11 Main Street, Penn Yan, New York and for the purpose of assisting Keuka Lake Hotel LLC in its plans to construct, equip, and furnish an expansion of its hotel located at 110 Mace Street, Penn Yan, New York (the "Projects"), and

WHEREAS, for all projects that would result in CDBG assistance in excess of \$200,000, OCR requires that the municipality applying for the grant adopt a Section 3 Participation Plan, which describes how the municipality will, to the greatest extent possible, provide job training, employment, and contract opportunities for low-or very-low income residents in connection with housing rehabilitation, housing construction or other public construction projects, in accordance with Section 3 of the Housing and Urban Development Act of 1968; and

WHEREAS, the Village wishes to adopt the Section 3 Plan in order to meet OCR requirements and permit the applications for funding for the Projects to go forward.

NOW THEREFORE BE IT RESOLVED, that the Village of Penn Yan Village Board hereby adopts the Section 3 Participation Plan for Section 3 Covered Contracts, as presented to the Village Board.

Discussion: Mayor explained this deals with the low income employment and different specifications for the grant.

ADOPTED Ayes 5 MacKerchar, Condella, Hoban, McLoud, Stewart
Nays 0 Abstain Spencer Absent Benedict

Trustee Condella explained Yates County Chamber has asked to have the electric waived on 10 boxes for Star Shine this year. Last year we waived it for 5 boxes. The costs for hook up for electric boxes are \$50.00 each. This is not a common thing, we did waive it last year with all the confusion with the passing of Mike Linehan. Trustee Condella mentioned the Chamber is requesting vendors not to use electric if not needed. After a brief discussion it was decided to waive the \$50.00 fee again this year for up to 10 boxes.

MOTION by Trustee Spencer, seconded by Trustee McLoud to waive the \$50.00 hook up fee for up to 10 electric boxes for this year for Star Shine.

ADOPTED Ayes 6 MacKerchar, Condella, Hoban, McLoud, Spencer, Stewart
Nays 0 Abstain 0 Absent Benedict

Comments:

ADJOURNMENT:

At 9:26 AM, **MOTION** by Trustee Spencer, seconded by Trustee Condella to adjourn the Special Village Board meeting.

ADOPTED Ayes 6 MacKerchar, Condella, Hoban, McLoud, Spencer, Stewart
Nays 0 Abstain 0 Absent Benedict