

Seneca Falls Development Corporation Board of Directors Minutes of the August 22, 2022 Meeting

The Seneca Falls Development Corporation (the “SFDC” or the “Corporation”) Board of Directors met on Monday, August 22, 2022 in the conference room of FLX Creatives at 121 Fall Street, Seneca Falls, New York.

Board members present included Board Chair Jerry Goodenough, Doug Avery, Kristin Sandroni, Mike Ferrara, Kaitlyn Laskoski and Jessica Lorenzetti. Also attending was Greg Zellers, Director of the SFDC. Seneca Falls Town Manager, Peter Soscia, was also in attendance.

The meeting was called to order at 6:00 pm.

Prior Meeting Minutes:

The meeting minutes for the June 20, 2022 meeting were reviewed. Mike moved to approve the meeting minutes, seconded by Doug and unanimously approved.

Treasurer’s Report:

Doug Avery presented two financial reports, including a Statement of Accounts (credits and debits) held by the SFDC, reflecting figures as of June 30, 2022, as well as July 31, 2022. They are attached to this document. Doug pointed out that the Active 8 account has been completely discontinued. Also discussed was that Greg’s pay increased at the same rate as other town employees, which is reflected in the reports. Mike moved to accept the report, seconded by Jerry and unanimously approved.

New Business:

Introduction to Peter Soscia, Seneca Falls Town Manager –

Mike Ferrara introduced Peter Soscia to the board members with whom he has not yet met. Board members shared a little about themselves with Peter. Peter shared his vision for Seneca Falls. The SFDC looks forward to partnering with Peter in the future for the betterment of our community.

Shopping Directors & Officers Insurance –

It is a requirement of New York State for the Town of Seneca Falls to have Directors and Officers Insurance. The insurance we currently use has increased by 10%. Greg, along with other board members, will shop around for a better insurance option and report back at our next meeting.

NYS HOME Program and State Housing Resources –

The SFDC will promote a housing grant opportunity to residents who are eligible. Greg will attend a meeting regarding the specifics of the grant shortly and will report back at our next meeting.

Old Business:

Microenterprise Assistance Program Grant Update –

Board members reviewed the objective of this program, which is “...to create opportunities for the development of microbusinesses that promote employment opportunities for persons of low – to moderate – income families.” The goal is to support existing businesses in Seneca Falls, as well as encourage prospective businesses to “open up shop”. Greg will draft and submit an application to be used by businesses who wish to apply for the grant. SFDC members will reach out to businesses and potential businesses regarding this opportunity.

Eligible businesses are those that have 5 or fewer employees, including the owner, in which 50% of funding must go to start-ups that have been in operation less than 6 months from the time of the application, and in which the owner must qualify as low to moderate income (LMI), or must commit to creating at least 1 permanent FTE job for LMI individuals. Grants from the State range from \$5,000 to \$35,000 each and cannot exceed 90% of the total project cost. The business owner must complete an entrepreneurial assistance or small business training program prior to receiving grant funds.

2 & 10 Fall Street Developer Interest –

There is a serious developer interested in the 2 & 10 Fall Street properties. There is also a developer interested in building single family homes, duplexes, senior housing and parking at the Town-owned property behind Kids Territory. Information regarding these properties will be forthcoming.

DRI and Building Improvement Fund Update –

Mike shared that there are three DRI projects that are currently in motion: The Seneca Falls Visitor Center, The Community Center (Recreation Center), and the work being done on the northside of the canal. Once the design work has been finished, these projects will begin working with a construction company, which is yet to be determined. Mike and Greg will keep the SFDC posted on the progress of all DRI projects.

Centennial Fountain Update –

This project is on hold for now.

2022 Farmers Market –

October 4th will be the last day of the 2022 farmers market season. Greg reported that EBT/Snap and senior coupons are up from previous years, which is great that people are taking advantage of that opportunity and accessing healthy and fresh produce. The market attendance has been great and vendors and shoppers of the market alike have enjoyed a successful 2022 season.

Member Comments:

There are no member comments.

Next Meeting:

Jerry Goodenough set the next monthly meeting of the SFDC for Monday, October 17, 2022 at 5:00 PM to be held in person at FLX Creatives.

Adjourn:

There being no further business before the Board, upon motion by Mike Ferrara, seconded by Jerry Goodenough and unanimously approved, the meeting adjourned at 6:52 PM.

Respectfully submitted,

Jessica Lorenzetti, Secretary & SFDC Board Member