

Seneca Falls Development Corporation Board of Directors Minutes of the March 2023 Meeting

The Seneca Falls Development Corporation (the “SFDC” or the “Corporation”) Board of Directors met on Monday, March 27, 2023 in the conference room of FLX Creatives at 121 Fall Street, Seneca Falls, New York.

Board members present included Doug Avery, Mike Ferrara, Kristin Sandroni, Christine VanDusen, Kaitlyn Laskoski, and Jessica Lorenzetti. Also attending was Greg Zellers, Director of the SFDC. Board Chair Jerry Goodenough joined the meeting via Zoom. Michael N’dolo from MRB Group was also in attendance.

The meeting was called to order at 5:00 pm.

Prior Meeting Minutes:

The meeting minutes for the February 27, 2023 meeting were reviewed. Doug moved to approve the meeting minutes, seconded by Kaitlyn, and unanimously approved.

Treasurer’s Report:

Doug Avery presented a financial report, including a Statement of Accounts (credits and debits) held by the SFDC, reflecting figures as of February 28, 2023. The report is attached to this document. Kaitlyn moved to accept the report, seconded by Mike, and unanimously approved.

New Business:

Local Waterfront Revitalization Program (LWRP) –

Michael N’dolo from MRB Group joined the SFDC to give board members a general overview of the LWRP program. He reviewed the benefits of the program, discussed examples of potential projects, and informed board members of the next necessary steps to move forward. Mike Ferrara, with the support of other board members, is forming a committee of stakeholders to work with MRB. The LWRP will be a large focus in the coming months. Board members are encouraged to review the provided reading material regarding the program in preparation for our next meeting.

SFDC 2023-2027 Budget Adoption –

The finance subcommittee met prior to the SFDC meeting, at 4:30, to review and make amendments to the SFDC 2023-2027 budget. Mike made a motion to submit the proposed 5-year budget for review and board approval, seconded by Doug, and unanimously approved.

Old Business:

SFDC Audit and 2022 PARIS –

Auditor Judith Selover from Auburn is preparing the 2022 PARIS audit. Doug will certify PARIS once Greg receives the revised audit.

2023 Farmers Market Preparation –

Greg gave copies of the market map to board members and discussed the potential to add two vendors on each side, as well as the potential to add vendors in the center of the market space. Greg reviewed the farmers market vendor application with board members and shared that vendor fees will increase \$10, for a total of \$150 for the season. The Artist's Lounge and The Seneca Falls Library will each be returning to the market to offer children's programs. There will be a meeting for market vendors in late April.

Town Comprehensive Plan –

The Town Comprehensive Plan is in motion. The sub-committees helping to prepare the plan are as follows: Family Life, Economic Security, Culture and Aesthetic Development, and Physical/Built Environment. Christine shared with SFDC board members that MRB presented to the sub-committees preparing the Town Comprehensive Plan at their last meeting. Sub-committees plan on meeting again within the next month.

Microenterprise Assistance Program Grant Update –

Greg Zellers and Mike Ferrara provided board members with following update: The Town of Seneca Falls has been awarded \$210,000 with the intention to create and retain jobs, expand economic opportunities, and improve the quality of life for working families. There will be a public meeting to inform the public about the process. Greg stated that he will send out specific information regarding the public meeting to SFDC board members soon. There will also be a press release to push this information out to the public. This will be a huge focus of our May meeting.

DRI and Building Improvement Fund Update –

Mike shared that the three main DRI projects (The Seneca Falls Visitor Center, The Community Center, and the northside of the canal) are all in motion. LaBella Associates has been working on these projects. Greg shared that all projects are in completely different phases, ranging from permits to construction. He is in frequent contact with LaBella and also with property owners. Greg will continue to keep board members posted as things progress.

Member Comments:

There are no member comments.

Next Meeting:

Jerry Goodenough set the next monthly meeting of the SFDC for Monday, May 1, 2023 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 Kristin Sandroni and unanimously approved, the meeting adjourned at 6:14 PM.

Respectfully submitted,
Jessica Lorenzetti, Secretary & SFDC Board Member