

**MINUTES**  
**SPECIAL CITY COUNCIL AGENDA**  
**TUESDAY, JANUARY 17, 2023, 7:00 P.M.**  
**CITY COUNCIL CHAMBERS- HURLEY BUILDING**  
**205 SALTONSTALL ST.**  
**VIRTUAL: <https://us06web.zoom.us/j/82103183289>**

Mayor Palumbo called the meeting to order at 7:00 p.m.

**Pledge of Allegiance**

**Roll Call:**

**Members Present:**

Councilmember Ward 1 Ellen Polimeni  
Councilmember Ward 2 Dan Unrath  
Councilmember Ward 3 Karen White  
Councilmember-at-Large Sim Covington, Jr.  
Councilmember-at-Large Thomas Lyon  
Councilmember-at-Large Stephen Uebbing  
Mayor Bob Palumbo

**Also Present:**

City Manager John D. Goodwin  
Corporation Counsel David Hou, Corporation Counsel

**Necessarily Absent:**

Councilmember Ward 3 Karen White

**Review of Community Core Values:** Councilmember-at-Large Sutton read the Community Core Values: As residents, city staff and appointed & elected officials of the City of Canandaigua, our decisions and actions will be guided by these core values: Responsive, Participatory Governance; Caring & Respect; Integrity; Heritage; Stewardship; and Continuous Improvement.

**Public Hearing:** The Mayor opened the Public Hearing at 7:00 pm for Restore NY Communities Initiatives Application – Phase 2 - 243 Gorham Street. Don Lasher from Capstone Real Estate Development, spoke on behalf of his application for Factory 243, phase two. He reviewed the project to date as phase one was completed about a year ago, and they are planning the second phase of the project. The development of the second phase involves just over 104,000 square feet of existing space. They plan to demolishing approximately 55,000 square feet of, of the existing unusable structures, to convert the project to 43 residential units and about 5,000 square feet of commercial space. Very similar project to the first phase. The Mayor thanked Mr. Lasher for his comments and with no one else requesting to speak, the Mayor closed the hearing at 7:03 pm.

**Recognition of Guests:** Denise Chaaple spoke from the BID and reviewed the upcoming Winter Carnival with Council.

**Resolutions:**

**Resolution #2023-008**

Moved: Councilmember-at-Large Lyon

Seconded: Councilmember Ward 1 Polimeni

A Resolution Recognizing and Thanking Dawn Hughson for Her 40  
Years of Service to the City of Canandaigua

**WHEREAS**, Dawn M. Hughson, who began serving the City of Canandaigua on January 3, 1983 as a Tax Clerk will be celebrating her retirement on January 25, 2023; and

**WHEREAS**, during her 40+ years of service, Dawn has shown exceptional devotion and dedication, benefitting the residents in the City of Canandaigua and the surrounding community by supporting the City Assessor in ensuring fair and equitable real property assessment in the City and assisting residents/property owners with real property tax assessment questions, concerns and completing any necessary forms and documentation; and

**WHEREAS**, regardless of how many phone calls she received from citizens, requests from fellow Staff, or other countless daily interruptions, Dawn was always the consummate professional remaining calm, focused, and displaying great patience while finding a resolution to the problem at hand; and

**WHEREAS**, Dawn has served under seven City Managers, three Assessors, five Mayors, and twenty-one City Councils; and

**WHEREAS**, during her distinguished career, Dawn has performed her duties with professionalism, poise, and commitment, ensuring efficient processes and the smooth operation of the Assessor's Office, sharing institutional knowledge, and providing an excellent customer service experience for staff, residents, and the community;

**NOW, THEREFORE, BE IT RESOLVED**, that City Council, on behalf of the residents of the City of Canandaigua, hereby recognizes and thanks Dawn Hughson for her 40+ years of dedicated service to the City of Canandaigua, and wishes her many happy years of retirement.

Prior to the vote, Councilmembers spoke on Ms. Hughson's service and City Manager Goodwin thanked Ms. Hughson for all the years of dedication to the City of Canandaigua.

*The motion CARRIED UNANIMOUSLY on the following vote: (8-0)*

*AYES: Councilmember Ward 1 Polimeni, Councilmember Ward 2 Unrath, Councilmember Ward 4 Dittmar, Councilmember-at-Large Covington, Councilmember at-Large Lyon, Councilmember-at-Large Sutton, Councilmember-at-Large Uebbing and Mayor Palumbo*

*NOES: None*

**Resolution #2023-009:**

Moved: Councilmember Ward 2 Unrath

Seconded: Councilmember-at-Large Uebbing

A Resolution Authorizing an Application to the Restore NY  
Communities Initiative

**WHEREAS**, on November 16, 2022, the City submitted a letter intent to apply for grant funding from the Restore NY Communities Initiative administered by the Empire State Development Corporation (ESDC) for Phase 2 of the redevelopment of the former Lisk Manufacturing Site at 243 Gorham Street; and

**WHEREAS**, the proposed grant application is requesting \$2,000,000 funding would help fund the completion of Phase 2 of the redevelopment project which involves the selective demolition (approximately 55,125 SF), abatement, rehabilitation, and reconstruction (49,265 SF) of four existing structures to create five residential apartment buildings (51 units) and two commercial spaces and will repurpose a formerly manufacturing/industrial facility that has been vacant for many years into a vibrant mixed-use community; and

**WHEREAS**, the proposed redevelopment is consistent with the goals and recommendations outlined in the City's Comprehensive Plan, will strengthen the local economy and increase quality of life for residents; and

**WHEREAS**, the grant requires a 10% minimum equity match and it is acknowledged that the property owner/developer will meet said match requirement;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Canandaigua that the City Manager and/or his designee is authorized to proceed with any of the logistics that are required and to submit a grant application to the Empire State Development Corporation for funding from the Restore NY Communities Initiatives for Phase 2 of the redevelopment of the former Lisk Manufacturing site at 243 Gorham Street; and

**BE IT FURTHER RESOLVED** that the City Council hereby finds that the proposed financing for the project is appropriate for the project and will not cause any burden on the City beyond the application process and technical award responsibilities; and

**BE IT FURTHER RESOLVED** that the City Council hereby finds that the proposed project facilities effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources; and

**BE IT FURTHER RESOLVED** that the City Council hereby finds that the proposed project will develop and enhance infrastructure and/or other facilities in a manner that will attract, create and sustain employment opportunities in the City.

*The motion CARRIED UNANIMOUSLY on the following vote: (8-0)*

*AYES: Councilmember Ward 1 Polimeni, Councilmember Ward 2 Unrath, Councilmember Ward 4 Dittmar, Councilmember-at-Large Covington, Councilmember at-Large Lyon, Councilmember-at-Large Sutton, Councilmember-at-Large Uebbing and Mayor Palumbo*

*NOES: None*

**Manager's Report:** City Manager Goodwin reviewed the toter program and reminded residents about their upcoming distribution and reviewed the overall solid waste collection program.

**Adjournment:** Councilmember Ward 1 Polimeni motioned to adjourn the meeting at 7:15 pm, seconded by Councilmember Ward 2 Dittmar. *Unanimously approved by voice vote (8-0).*