

**PLANNING COMMITTEE & FINANCE COMMITTEE
MEETING MINUTES
TUESDAY, JUNE 7, 2022, 7:00 PM
COUNCIL CHAMBERS
HURLEY BUILDING, 205 SALTONSTALL STREET
VIRTUAL: <https://us06web.zoom.us/j/89079597597>**

Planning Committee: Thomas Lyon, Chair
Steve Uebbing
Dan Unrath

Councilmembers Present: Sim Covington, Jr.
Renee Sutton
Karen White
Mayor Palumbo

Excused: Nick Cutri
Erich Dittmar

Other City Staff: John Goodwin, City Manager
, Corporation Counsel

Chair Lyon opened the meeting and welcomed members present and reviewed the agenda.

Dick McGavern, former City Councilmember and Mayor for the City of Canandaigua, represented the Canandaigua Rotary Club presented a new special event called “The Race for the Rest of Us”. This 0.5-mile race/walk would take place from the Muar House and end at the New York Kitchen, who will provide a tasting following the race. Participants will run/walk along Lakeshore Drive and Kershaw Park and engaging various restaurant and/or breweries collimating with a cocktail party which will also coincide with the Rotary Clubs annual raffle drawing. The event is scheduled for September 10th from 11 AM to 2 PM. Councilmember Uebbing motioned to approve the event, seconded by Councilmember Unrath, unanimously passed and carried.

Fred Rainaldi, Managing Partner of the Rainaldi Brothers, Inc. presented their plans for the Redevelopment of 267 South Main Street. He introduced, James Cretkos of BME, their Civil Engineer, Joe Bader, head of construction, Nicole Petranto, director of communications and James Buckley of Endeavor Real Estate and David Hanlon, head architect. Mr. Rainaldi reviewed their proposal for 267 South Main Street is a former Tom’s Mobile service station. They are proposing a mixed used space with areas devoted to retail and commercial office space, creating a multi-level building. Mr. Rainaldi also is the owner of Canandaigua Sailboarding. In review of the proposal, the developer is under contract with 256 Center Street, 11 Saltonstall Street and 14 Saltonstall Street. The proposed is a 52-foot-tall structure, 19K square feet, it will be clad with natural cedar shake shingle, both as siding and roof, the design will have a 360-degree view. The project budget includes additional information that was not included in the original RFP for the project, as it does not include the acquisition of the 11,14 or 256 addresses. Specific to the project site, does not include any demolition. Total budget of \$6 million. Joe Bader reviewed the environmental report concerns that the work may encounter. Questions around financing and

the State's role in the sale of the site. Mr. Rainaldi confirmed that he will not be seeking any public funds for the project, the only thing he would like to explore in the future will be solar and green technologies. Mr. Rainaldi reviewed the drawings and had questions from Council on the full scope of the timeline and Mr. Rainaldi said it is their intension to honor what they have proposed here with respect to materials for the build being as on time as possible in this current supply chain climate. Mr. Goodwin walked Council through the details on this plan as they would have to approve the redevelopment plan, which will allow Mr. Rainadi and his team the ability to go to the Planning Commission to get all the approvals that are needed. The City owns 267 South Main Street due to the unpaid back taxes from 2012 – 2019 and the City has invested more than \$100,00 already due to the back taxes and the City paid for the portion of the clean up to demolish the building and the canopy. Moving the property into redevelopment and into private ownership moves the property back onto the tax role as productive reuse. Mr. Goodwin further explained should Council approve the redevelopment, giving them the standing to go to the Planning Commission and receive their approvals, Mr. Rainaldi and his team would return to Council for the sale of the property and the would be able to go and get their building permit. Councilmember Uebbing motioned to approve the redevelopment plan to put it before the full Council, seconded by Councilmember Unrath motion carries. Chair Lyon inquired with members present if Council would be in favor and generally speaking Councilmembers were in agreement to move the project forward.

Chair Lyon closed the meeting.

Finance Committee: Steve Uebbing, Chair
Thomas Lyon
Dan Unrath

Councilmembers Present: Sim Covington, Jr.
Renee Sutton
Karen White
Mayor Palumbo

Excused: Nick Cutri
Erich Dittmar

Other City Staff: John Goodwin, City Manager
Nancy Abdallah, City Treasure
Robert Marks, Corporation Counsel
Mike, Raymond F. Wagner, CPA, P.C. a division of Mengal, Metzger,
Barr & Co., LLP

Chair Uebbing opened the meeting and welcomed members present.

Chair Uebbing introduced a representative from Raymond F. Wagner, CPA, P.C. a division of Mengal, Metzger, Barr & Co., LLP to review 2021 Audited Financial Statement. The auditor reviewed the details of the packet to Council. The unaudited 2021 financial statements were presented at the Finance Committee meeting held March 1, 2022. The audit reviewed the financial statements of the governmental activities, each major fund and the aggregate remaining funds for the City ending in December 31, 2021. Councilmembers present reviewed the presentation from Mengal, Metzger, Barr & Co., LLP which reviewed the complete financial picture for 2021. The general fund revenue budget increased by 8.6% due to the opening of the economy and the restoration of State Aid. The general fund expenditure decreased by 7.8%. The City increased staff positions that were previously cut in the 2020 budget and the

restored \$100,000 to the capital reserve which was cut last year. The budget was balanced by increasing the tax levy by 4.61% and the use of appropriated fund balance in the amount of \$684,586. The water rate was increased by 12.5% while sewer rates were unchanged. Some general discussion on payroll internal controls and cyber security risks. The necessity for succession planning for areas of concern. The standing in the fiscal score, the New York State Comptroller hasn't released the numbers yet, but assuming the City will not have any points against it. Mr. Goodwin explained that staff is currently being crossed trained for payroll as it is a long training process due to the various steps involved. Mrs. Abdallah explained that her staff is currently being crossed training in utility billing and payroll. Chair Uebbing thanked staff for their continued hard work on the finances.

Chair Uebbing asked Mr. Goodwin to review the Grant Writing Proposal, CFA for Park Building Redevelopment. As previously discussed in earlier meetings, HBT Architects in coordination with M/E Engineering to assess existing buildings within Northeast, Baker, Sonnenberg, Jefferson, Kershaw and City Pier Parks with the goal of gaining a better understanding of current conditions, required critical maintenance and updates, and the associated costs with implementing any recommendations/improvements. Originally planned to use surplus monies to facilitate the projects, a grant application possibility emerged. Goodwin further explained that The New York State Office of Parks, Recreation and Historic Preservation Environmental Protection Fund Grants Program for Parks, Preservation and Heritage (EPF) provides funding for improvements to parks up to 50% of the total eligible project (75% in high-poverty areas). Goodwin said that there are three applications, application per park for the design, demolish and rebuild for both Baker and Sonnenburg buildings, whereas the Jefferson Park application would be to modernizing the current structures since they are in good shape. Councilmember Lyon motioned to approve the funding for the MRB group to write three EPF grant applications for the design and rebuild of the Baker Park Building, design and rebuild of the Sonnenberg Park Building; and renovation of the Jefferson Park Building at a total cost of \$9,000. Councilmember Unrath seconded, unanimously passed and carried.

Chair Uebbing reviewed City Staff has been exploring grant opportunities and is recommending pursuing a CDBG Community Planning grant to hire an engineer to assess our water system (treatment plant and distribution system) and prepare a preliminary engineering report that identifies needs, recommendations for future improvements and cost estimates for such improvements. Goodwin explained that this process is essentially a grant to help the City get more grants. The report would then serve as the basis for planning and budgeting for future capital improvement projects and could be used to apply for grant funding such as the CDBG grant related to public infrastructure and/or the WIIA grant which require a preliminary engineering report as part of the grant application. Eventually Goodwin would also like this process for the sewer fund as well. Under this proposal, the Larson Design Group has proffered to assist with the grant writing and application as a no cost business development effort and with no expectation or guarantee of any future work. Councilmember Lyon said that agrees that this is something that is needed to do and supports this idea as well. Councilmember Unrath agrees. Councilmember Unrath motioned to move this to full Council, unanimously passed and carried. Mr. Goodwin noted that in order to get this off the ground a special meeting of the City Council to start the public hearing for July.

Chair Uebbing noted that the Council needs to have the picture updated for the fall or sooner.

The next meeting is being moved to July 12th.

Councilmember Unrath motioned to adjourn the meeting, seconded by Councilmember Lyon unanimously passed and carried.

