

A regular meeting of the Village of Victor Urban Renewal Agency (URA) was held on Wednesday, January 13, 2021 via Zoom app.

MEMBERS PRESENT:	Chairperson	Carol Commisso
	Vice Chairperson	Michelle Chalupa
	Treasurer	Jason Shelton
	Member	Daniel O'Brien
	Minutes Clerk	Roseanne Turner-Adams

Meeting was called to order by Chairperson Carol Commisso at 7:00 pm.

Salute to the flag

Resolution #01-21URA

Acceptance of Minutes

On a motion by Jason Shelton, seconded by Michelle Chalupa, the following resolution was ADOPTED 4 AYES 0 NAYS

Resolved, to accept the minutes dated December 9, 2020.

Resolution #02-21URA

Financials

On a motion by Michelle Chalupa, seconded by Daniel O'Brien, the following resolution was ADOPTED 4 AYES 0 NAYS

Resolved, to approve the financials as follows:

Bank Balances as of 12/31/20

Current Assets:

Cash consisting of:

Checking Acct with Five Star	\$ 4,698.88
Money Market Acct with Five Star	\$ 3,301.40
Certificate of Deposit--Five Star	\$ 0.00
Revolving Loan Acct with Five Star	\$ 5,425.15

Total cash accounts	\$ 13,425.43
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Other Current Assets:

Loans Receivable – Current	\$ 0.00
Total Current Assets	\$ 13,425.43

Other Assets (Land)	\$189,500.00
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Total Current Assets	\$202,925.43
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Liabilities and Net Assets

Current Liabilities

Accounts Payable \$ 0.00

Net Assets

Net Assets 06/01/20 \$201,896.21

Change in Fund Balance (\$ 1,029.22)

Net Assets available 12/31/2020 \$202,925.43

Accounts Payable & Net Assets

\$202,925.43

Mr. Shelton stated that the URA was charged a \$5 dormant fee on the revolving loan account and would like to see if Treasurer Diane White can request that it be waived.

Façade Improvement

Ms. Commisso stated that she has not heard any updates about the completion of the façade improvement at 62 West Main Street but that it looks close to being finished. Ms. Chalupa asked if 62 West Main Street were to finish in the next few weeks would they still be allowed to submit receipts to obtain façade money. Ms. Commisso explained that Kathy Rayburn gave them an extension back in November to submit receipts. Ms. Commisso stated that in the past the URA has approved façade funds that came in after deadline. Ms. Commisso stated that she will check with Ms. Rayburn. Ms. Chalupa stated that thinking ahead so that the URA can better be prepared because applicants could come back and say that they started a project but did not finish.

Budget

Ms. Commisso stated that Treasurer Diane White has prepared a potential budget for the URA of \$7,775 which would start in June which includes \$4,000 toward façade improvement grants, \$2,500 toward the audit and \$1,275 toward the fire district tax. Ms. Commisso asked the URA members whether they agree with the potential budget. The URA members discussed the potential budget and unanimously agreed to accept it as presented.

URA Plan

Ms. Commisso stated that the URA plan has not been updated since 2002 and when she started looking through it, she noticed that the plan was in effect and good for 10 years but in discussing it with Village Clerk Pam Hogenes Ms. Commisso found out that Ms. Hogenes received a notice from the State in 2012 asking if we would like to renew the plan. Ms. Commisso explained that the plan can be renewed for another 10 years if there have not been any substantial changes to it and Ms. Hogenes submitted a letter to renew the plan, so it is good until 2022. Ms. Commisso stated that it is a good time to look at the plan and make revisions. Ms. Commisso stated that the 2002 plan was based on the Saratoga Plan and one thing that should be updated is that our Main Street Revitalization Plan was prepared by Dadras. Ms. Commisso stated that a lot of

the plan probably would not need to be changed such as the overall objectives and how things would be implemented.

Ms. Commisso went through the sections of the plan and talked about which sections need to be looked at and revised.

Ms. Commisso stated that at the last Village Board meeting DPW Director John Turner brought up that we have the Dadras Plan that we paid a lot of money for and we should do something with it. Ms. Commisso stated that she shares Mr. Turner's frustration that nothing is being done with the plan. Ms. Commisso explained that Mr. Turner is going to finish Moore Avenue this year and has plans to improve the area behind the Village Inn. Ms. Commisso stated that the URA might be able to assist with the Village Inn project as it is in the URA District and is consistent with the URA mission. Ms. Commisso suggested that we invite Mr. Turner to the URA meeting in April so that he could share his plans with the URA members. Mr. Shelton stated that he would be interested in seeing the plans.

Discussion followed with Ms. Chalupa and Mr. O'Brien offering some ideas for possible uses of the space that could benefit some of the nearby restaurants and the community.

Ms. Commisso stated that the application for a Downtown Revitalization Initiative Grant had recently been completed for the village and had some great project ideas within the URA District. Unfortunately, the current pandemic has put a halt to funding for these grants from the state and it may be 3 or 4 years before money is available again.

Ms. Chalupa stated that the Saratoga and Dadras Plans are all about walkability and getting people downtown, so we are in the right space, and must focus on downtown, and figure out how to get empty buildings filled. Ms. Chalupa suggested we foster a closer relationship with Economic Development Director Kathy Rayburn, and Executive Director of the Chamber of Commerce Amy DiPrima.

Discussion regarding current businesses in the village, and ideas for new businesses.

Ms. Commisso stated that she will invite Mr. Turner to the next URA meeting.

Discussion regarding current businesses in the Village

Mr. O'Brien stated that he would like to find out what businesses people would want to go to in the Village. Mr. O'Brien stated that he would love to see a coffee roaster that serves soups and sandwiches in the Village. Ms. Chalupa stated that the Dadras Plan had incubators as the hot buzz word a while back so maybe those could be investigated. Mr. O'Brien asked if a small incubator could tie in with a community program such as a drive-in theater in one of the empty parking lots and have a host

incubator service each month. Mr. O'Brien stated that his philosophy is that in order to build something you need to offer something to the community.

Adjournment

Meeting was adjourned on motion at 7:37 pm.

Roseanne Turner-Adams, Minutes Clerk