

A regular meeting of the Village of Victor Urban Renewal Agency (URA) was held on Thursday, July 14, 2022 at the Village Hall, 60 East Main Street.

MEMBERS PRESENT:	Chairperson	Carol Commisso
	Vice Chairperson	Michelle Chalupa
	Member	Jen Tipton
	Member	Tim Niver
	Minutes Clerk	Roseanne Turner-Adams

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

Salute to the flag

Resolution #11-22URA

Acceptance of Minutes

On a motion by Tim Niver, seconded by Jen Tipton, the following resolution was ADOPTED 4 AYES 0 NAYS

Resolved, to accept the minutes dated April 21, 2022.

Resolution #12-22URA

Financials

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

Resolved, to approve the financials as follows:

Bank Balances as of 06/30/2022

Current Assets:

Cash consisting of:

Checking Acct with Five Star	\$ 5,959.77
Money Market Acct with Five Star	\$ 3,302.39
Certificate of Deposit--Five Star	\$ 0.00
Revolving Loan Acct with Five Star	\$ 5,432.54

Total cash accounts	\$ 14,694.70
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Other Current Assets:

Prepaid Real Estate Taxes-Jun-Dec 2022	\$ 431.15
Total Current Assets	\$ 15,125.85

Other Assets (Land)	\$189,500.00
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Total Current Assets	\$204,625.85
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Liabilities and Net Assets

Current Liabilities

Accounts Payable \$ 0.00

Net Assets

Net Assets 06/01/22 \$204,625.75

Change in Fund Balance \$.10

Net Assets available 06/30/2022 \$204,625.85

Accounts Payable & Net Assets

\$204,625.85

Chairperson Report

Carol Commisso

Ms. Commisso stated that she met with Kathy Rayburn along with Joe Corsi of the LDC via Zoom to discuss the façade improvement program. Ms. Commisso handed out the façade program packet to each URA member to look over and explained that the program has been on hold since the pandemic. Ms. Commisso stated that they would like to roll out the program again in 2023 and that they are looking at it to see what they may want to change.

Discussion regarding façade improvement criteria

Ms. Commisso stated that the amount the URA could contribute will be discussed at the next meeting in October. Ms. Commisso stated that in the past the Code Enforcement Officer participated in the process and that she will reach out to Todd Smith, Village Code Enforcement Officer for his input. Ms. Commisso asked the URA members to take a look at the information she provided and to contact her with ideas and input for next year's façade improvement program.

Ms. Commisso stated that back in May she and Kathy Rayburn met with Ed Flynn of LaBella who said that the Village doesn't have enough projects to apply for the DRI grant. Ms. Commisso stated that another option that was explored was to apply for a New York State Main Street Grant to start a building improvement fund. Ms. Commisso explained that 54 letters with applications were sent out to commercial or mixed use property owners in the Village inviting them to apply to the program. Ms. Commisso explained that 12 applications were returned but not all of them fit the criteria for the grant, and again we did not have enough to apply for the grant.

Ms. Commisso stated that Governor Hochul announced that the State will be offering the DRI grant again but that there is also a new option called NY Forward that is geared toward smaller Towns and Villages. Ms. Commisso explained that the awards are not as large but what she likes about it is that there is technical assistance provided to the communities throughout each phase of the program. Ms. Commisso stated that you provide a letter of intent indicating interest in applying for the NY Forward program and

once that goes in you would attend a workshop that walks you through the process and then will have access to consultants who can provide guidance on application development.

Ms. Commisso went through the characteristics for a NY Forward grant and then explained that they are looking for smaller projects focused more on building renovation and redevelopment and activation of upper-story housing, adaptive use, and projects that deal with vacancy rather than creation of new space. Ms. Commisso explained that applications must demonstrate \$3-\$5 million in multiple synergistic projects and the final project award funding cannot be used for one sole project.

Ms. Commisso discussed a proposal in the URA district and thinks that there are other things that can be considered for the NY Forward grant. Mr. Niver stated that the projects don't have to be in the URA district exclusively. Ms. Commisso agreed and stated that it includes all of downtown. Mr. Niver asked if the library would be included. Ms. Commisso stated that the library could be included.

Ms. Commisso stated that information regarding the applications should be announced soon and then the awards will be announced later in the year. Ms. Commisso explained that there aren't any definitive dates yet.

Discussion among URA members regarding NY Forward grant

Member Reports

Tim Niver

Mr. Niver stated that the proposal for the new Library was voted down so the library will stay in its current location and some building improvement will be made internally such as new carpets and a new furnace. Ms. Tipton asked if there are any thoughts about partnering with the Village and Town to do a Library/Community Center. Mr. Niver stated that the library is not affiliated with the Town so that is the problem. Mr. Niver explained that if there is property the Town wants to build a community center on, the library would have to lease space or buy property which would require two distinct votes, the library and the community center.

Jen Tipton

Ms. Tipton stated that the old Market Basket property has been vacant for many years and asked if anyone has pursued discussing it with the owner. Ms. Commisso stated that the owner has been contacted. Ms. Tipton stated that she thought the site would be a good spot for a community garden to be used by residents with surplus going to the food pantry.

Discussion regarding community gardens in the area

Ms. Tipton stated that she saw a Facebook post about empty and condemned lots on Main Street which generated many comments. Ms. Tipton asked if URA should be addressing such issues. Ms. Commisso stated that the URA can deal with lots within their district and that this issue can be visited in the future if plans for their use are presented.

Discussion regarding condemned and empty properties on Main Street

Michelle Chalupa

Ms. Chalupa stated that she recently attended a 4th of July parade in Wolfeboro, New Hampshire that gave her ideas that she thinks could be incorporated into the Victor Memorial Day parade. Ms. Chalupa talked about some of the things she saw in the parade.

Ms. Chalupa stated that someone contacted her with interest in the old YMCA for a commercial use which she said would require a Zoning Board of Appeals variance.

Adjournment

Meeting was adjourned on motion at 7:49 pm.

Roseanne Turner-Adams, URA Minutes Clerk