

**Geneva Industrial Development Agency  
City of Geneva's BID Conference Room, First Floor, 1 Franklin Square  
And via Zoom livestreamed to GIDA's YouTube Page  
Friday, May 16, 2025 – 8:30am  
Meeting Minutes**

**In Attendance:**

Anne Nenneau, Chair  
RJ Passalacqua  
Irene Rodriguez  
Lowell Dewey  
Catherine Price  
Jan Regan – Via Zoom  
Josh Kayn

**Others Present:**

Steven Maier  
Amie Hendrix, City of Geneva  
David West, City of Geneva  
Adam Blowers, City of Geneva  
Nicole Tillotson, City of Geneva  
Ryan Davis, Ontario County

**Meeting Called to Order**

Chair Nenneau called the meeting to order at 8:34am

Director West reviewed the Industrial Development Agency's Mission Statement

**Additions and Deletions to the Agenda**

Mr. Passalacqua made a motion to amend the agenda, adding the appointment of a new Executive Director, seconded by Ms. Price; motion carried unanimously.

**Approval of Meeting Minutes**

Mr. Dewey made a motion to approve February and April 2025 meeting minutes, with correction of a typographical error in the April minutes, seconded by Ms. Price; motion carried unanimously.

**Financia Report**

Comptroller Blowers shared that there was not much financial activity in April, with a little under \$140,000 in all accounts. He explained that he's looking to future projects for revenue, while there is a net loss of roughly \$28,000 at the moment. Payments have been made to BID, offset slightly with investment income. Comptroller Blowers explained that he expects more financial activity in May.

Mr. Passalacqua made a motion to approve the April financial report, seconded by Mr. Dewey; motion carried unanimously.

**GEDC Report from Webster Properties**

Webster Properties was absent from the meeting. Chair Nenneau asked the Board if anyone had questions to pass along to them this month. Director West shared that sprinklers continue to be down, discussion followed.

### **First Look at Lakeview Lofts PILOT Application**

Chair Nenneau reviewed the proposed project at 218 Genesee Street, the Finger Lakes Times parcel. A public hearing for Code variance and site plan review will be held on May 21. She also shared that the Planning Board's first review of the project in April went well. Chair Nenneau explained that today the IDA will be voting on accepting the PILOT application which is a long-term deal, culminating in 2-3 years. The applicant is getting things in order now to apply for State funding.

Director West explained that Lakeview has worked on projects of a similar scale, and their work is well respected. This project will serve Geneva residents who are currently in other housing that is often in poor condition, with rent set at 30% of tenant's income.

Tenants will be a mix of Lakeview clients and the local workforce. The building is proposed to be five stories, with some surface parking. The project is asking for a parking variance due to the expectation that many tenants won't have vehicles.

Chair Nenneau explained that the ask is for a 30-year PILOT, while Director West explained that the affordability requirement comes with a 30-year plan. The proposed payment is about \$500 per unit annually. The structured certainty of a PILOT helps Lakeview with long term planning. Director West recommended a cost/benefit be provided before the Public Hearing in June.

Ms. Price noted that there is no mention of BID in the application, while the building is in the BID district, wondering if BID isn't built into the PILOT the property doesn't have to pay into the BID. Director West explained that the PILOT can include or exclude the County, City, and BID, noting that best practice is to make sure everyone gets a fair share.

Mr. Dewey noted that this is a big time in Geneva's history, exploring the challenge to stay on top of and communicate with new projects without Director West. Mr. Dewey offered to make himself available to help communication keep moving forward.

Discussion followed around PILOT payments to BID. Attorney Maier recommended all jurisdictions consent that going forward BID be included in PILOTs within the District. It was noted that if BID isn't in the PILOT the property will be subject to the full BID rate, where tax would be calculated not on construction costs, rather on revenue from renting at very low rates. Comptroller Blowers also explained that typically all taxing jurisdictions are included in PILOT agreements.

Mr. Kayn wondered about the breakdown of supportive vs. workforce units. Director West explained that 37 units will be supportive housing, while the remainder will be income restricted between \$27,000 and \$77,000 annual income. Discussion followed around Lakeview's not for profit status, while the housing remains taxable. Director West explained the State grants project tax credits the project is applying for, which they will sell to investors, thus offsetting costs. Investors essentially own the project, creating a lot of accountability for the project. The purpose of the PILOT is for the investors to know the payment rate annually, for predictable payments. Discussion followed around escalating payments towards the end of the term. At the end of the 30-year term Director West explained that the property could either go private market, or get another low-income project, rehab this time. It was noted that if some units aren't occupied, the PILOT payment will not change. Discussion then followed around the OMH award process.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 552 of the Laws of 1981 of the State of New York, as amended (hereinafter collectively called the "Act"), the **CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **LAKEVIEW COMMUNITY RESOURCES, INC.**, for itself or on behalf of an entity formed or to be formed by it or on its behalf (the "Company") has submitted an application (the "Application") to the Agency, a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold or other interest in approximately 1.04 acres of real property located at 218 Genesee Street in the City of Geneva, Ontario County, New York and all other lands in the City of Geneva where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land", being more particularly described as tax parcel No. 104.42-2-44.110) and the existing improvements located thereon consisting of an approximately 7,000 square foot building (the "Existing Improvements"); (ii) the demolition of the Existing Improvements and the the planning, design, construction and operation of a five-story building comprised of approximately seventy-four (74) residential rental units, office space and common areas, along with utility and site improvements, parking lots, access and egress improvements, signage, curbage, landscaping and stormwater retention improvements (collectively, the "Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land, the Existing Improvements and the Improvements, the "Facility"); and

WHEREAS, pursuant to Article 18-A of the Act, the Agency desires to adopt a resolution describing the Project and the Financial Assistance (as defined below) that the Agency is contemplating with respect to the Project; and

WHEREAS, it is contemplated that the Agency will (i) hold a public hearing, (ii) designate the Company as agent of the Agency for the purpose of undertaking the Project pursuant to a project agreement (the "Project Agreement"), (iii) negotiate and enter into a lease agreement (the "Lease Agreement"), a leaseback agreement (the "Leaseback Agreement"), a tax agreement (the "Tax Agreement") and related documents, (iv) take a leasehold interest in the Land, the Improvements, the Equipment and the personal property constituting the Project (once the Lease Agreement, the Leaseback Agreement and the Tax Agreement have been negotiated), and (v) provide Financial Assistance to the Company in the form of a partial real property tax abatement structured through the Tax Agreement (the "Financial Assistance").

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Company has presented an Application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Application, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of acquiring, constructing and equipping the Project; and

(C) The Agency has the authority to take the actions contemplated herein under the Act; and

(D) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing employment opportunities in City of Geneva, New York, and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a facility or a commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries.

Section 2. The Agency is hereby authorized to conduct a public hearing in compliance with the Act.

Section 3. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 4. These Resolutions shall take effect immediately.

Ms. Rodriguez made a motion to approve the resolution accepting the Lakeview Lofts PILOT application, set a Public Hearing, and request a cost/benefit analysis, seconded by Mr. Dewey; motion carried unanimously.

Ms. Price shared that some downtown residents and businesses are not in support of this project. Chair Nenneau wondered if the Public Hearing should be held at 8:30 in the morning, or in the evening for accessibility. The board supports an evening public hearing, discussion followed.

Mr. Kayn wondered about Lakeview financials. It was explained that the ultimate ownership structure won't include Lakeview at the end, discussion followed. Chair Nenneau will try to get some Lakeview financials to review.

### **GEDC Committee Report**

Director West shared photos of the mural the Geneva Theater Guild created in the main hallway.

#### **Awards Committee**

Mr. Dewey reported that the awards presentation will be on May 30 at the Bozzuto Center, at 6:00pm.

#### **Nominating Committee**

Discussion occurred around appointing either City Manager Hendrix or Comptroller Blowers as the next Executive Director of the IDA.

Ms. Price made a motion to appoint City Manager Hendrix as the IDA's Executive Director, seconded by Ms. Rodriguez; motion carried unanimously.

#### **Directors Report**

Ongoing Projects:

Director West shared that the OEO team has been meeting, there will be a market study soon. The team heard what the City was looking for architecturally, and expects more market data and finances at the next meeting.

Home Leasing's first community meeting is scheduled for June 4<sup>th</sup> at 5pm, at the library. Director West recently heard from Jerry regarding the historic diner, he's interested in making an offer for the Lake Street parcel, and would like the City to make a path from the lot across the stream to the lot on the parcel. Discussion followed.

#### **Executive Session**

Mr. Passalacqua made a motion to enter into executive session at 9:23am to discuss sale or lease of real property, seconded by Ms. Rodriguez; motion carried unanimously.

Mr. Passalacqua made a motion to exit executive session at 9:47am, seconded by Mr. Dewey; motion carried unanimously.

#### **GEDC Committee**

Mr. Dewey made a motion to hire Tom Mancuso for a GEDC Structure Assessment and presentation at the cost of \$2,500.00, seconded by Ms. Price; motion carried unanimously.

#### **Adjournment**

Ms. Rodriguez made a motion to adjourn at 9:48am, seconded by Mr. Passalacqua; motion carried unanimously.

Respectfully submitted,

Nicole Tillotson  
Geneva City Clerk