

**Geneva Industrial Development Agency
City of Geneva's Teams Room Located at 47 Castle St. 2nd Floor
And via Zoom livestreamed to GIDA's YouTube Page
Friday, March 7, 2025 – 8:30am
Meeting Minutes**

In Attendance:

Anne Nenneau, Chair
RJ Passalacqua
Irene Rodriguez
Lowell Dewey
Catherine Price (arrived at 8:34)
Jan Regan

Others Present:

Steven Maier, via Zoom
David West, City of Geneva
Adam Blowers, City of Geneva
Nicole Tillotson, City of Geneva
Myles Webster, via Zoom
Councilor Brennan, City of Geneva
Ryan Davis, Ontario County

Meeting Called to Order

Chair Nenneau called the meeting to order at 8:30am

Director West reviewed the Industrial Development Agency's Mission Statement

Financia Report

Comptroller Blowers shared that the GEDC was added as a fixed asset, mortgage note moved to payable, and the CD has been sorted out.

Year to date numbers were reviewed. Chair Nenneau wondered about quarter one, noting that the GEDC's stated value as an asset is roughly \$2.5 million. Since the property isn't taxed, and isn't worth that amount, is there any other reason to adjust this number in the financials? Comptroller Blowers explained that the property was part of the revaluation, and may have gone down, he'll look into this number from the prior year audit. Chair Nenneau wondered if there is any harm in overstating the value, Comptroler Blowers explained that there isn't. Discussion followed around the assessed value. Mr. Dewey observed a -\$30,000 number, wondering if the IDA is operating at a loss. Comptroller Blowers explained that there is a loss year to date, but not overall. Discussion followed.

Ms. Rodriguez made a motion to approve the Financial Report; seconded by Mr. Dewey. Motion carried unanimously.

GEDC Report from Webster Properties

Mr. Webster opened the report noting that it's been slow coming out of winter. He shared that they are working out a small expansion with two parties, and will have more to update on the matter in April. Chair Nenneau wondered if Unity House was moving within the building, or out. Mr. Webster explained that they are looking at the first floor

suite. Security deposits were discussed. Food justice was sent a final letter recently. Either they will clear the space, or the IDA will have to. Discussion followed.

Geneva BID Contract

Director West explained that a goal of this financial support is to make administration as easy as possible. Being specific about the scope of work for the IDA and LDC, and structuring for fewer payments, reducing the administrative burden.

A motion to approve the 2025 Geneva Bid Contract was made by Ms. Rodriguez; seconded by Mr. Dewey. Motion carried unanimously.

GEDC Committee Report

Mr. Dewey shared that he met with Mr. Webster in mid-March. They discussed the non-habitable portion of the building, which does need to be taken down. There is some income coming in to manage the structure overall. Mr. Dewey would like to engage the City Manager in a discussion about modifying the City's lease, to be in the plus column each year, allowing for funding to repair and maintain that space. Ms. Price wondered if the City would take down the inhabitable part of the building. Chair Nenneau will talk to the City about that. City and Court records in the building were briefly discussed.

Awards Committee

Mr. Dewey reported that he's trying to get a professional architect and developer together to judge award nominees. He's working with Neal for a few ideas of properties to nominate. After nominations are made, Mr. Dewey will contact property owners, to see if they want public recognition. HEP is donating a material award. Awardees will also receive a plaque, a small monetary award, and a nice write up about their property improvement. Discussion followed. Mr. Dewey will bring a presentation to the April meeting of properties worth recognizing.

Nominating Committee

Mr. Passalacqua had no update this month. Chair Neeneau explained that candidates for the board have to be City residents, leading to a small candidate pool. Mr. Mair explained the statute that speaks to IDA residency requirements.

Directors Report

Ongoing Projects:

Director West shared that the DeSales project is moving forward, the developer is looking at infrastructure going into the building, and will know in a month if the Restore NY application is approved.

Director West also shared that the City moved on property sales at their meeting this week. The Foundry site is being sold to Home Leasing which will yield about 60 workforce housing apartments. They will begin community outreach soon. Habitat for Humanity purchased a parcel on Crystal Street. A parcel at Middle and Hallenbeck Streets was purchased by Cook properties, for urban infill. This parcel will be subdivided into four lots. A preferred developer was selected for the OEO site. It was noted that the OEO site and Foundry will ask for PILOTs. PILOT pushback was

discussed. Chair Nenneau suggested proactively getting ahead of that pushback, and be prepared to make some public statements, possibly regularly to defend PILOTs with supportive messaging including cost/benefit facts.

Ontario County:

Ryan Davis, Ontario County Economic Developer shared that they kicked off their Strategic Plan last week, and will be reaching out to stake holder groups soon for input. They want to engage with partners, find where the holes are at, fill them, and move away from siloing across the County. Mr. Davis kudos to Director West and the whole Economic Development team at the City for their work. He also said that Ontario County is committed to stand with the IDA with PILOT support.

Director West shared that the City is in the running for a \$1 Million funding award from the County to put towards doubling the solids capacity at the Waste Water Treatment Plant. Mr. Davis shared that awardees of this funding will be notified very soon.

Open Discussion

Clr. Brennan expressed concerns about records stored at the GEDC. He suggested connecting with the HDC and Historic Geneva. He also suggested encouraging bright paint colors on homes to change the who look of the property, elevating at the same price point. Clr. Brennan also shared that Historic Geneva will be holding a re-opening ceremony tomorrow at 2:00.

Mr. Davis shared that County Supervisors would be reaching out after the infrastructure funding awards are announced for feedback on how to improve applications, and push towards more funding availability.

Ms. Price shared that the BID Annual Awards Dinner will be held Thursday from 5-7pm at the Bozzuto Center.

Adjournment

Ms. Price made a motion to adjourn the meeting; seconded by Ms. Regan. Meeting adjourned at 9:27am.