

**Geneva Industrial Development Agency
Geneva City Hall – Second Floor Teams Room
And via Zoom livestreamed to GIDA’s YouTube Page
Friday, August 8, 2025 – 8:30am
Meeting Minutes**

In Attendance:

Anne Nenneau, Chair
RJ Passalacqua
Lowell Dewey
Josh Kayn
Catherine Price – via Zoom

Others Present:

Steven Maier – via Zoom
Adam Blowers, City of Geneva
Nicole Tillotson, City of Geneva
Ryan Davis, Ontario County
Wendy Marsh

Necessarily Absent:

Irene Rodriguez
Jan Regan

Meeting Called to Order

Chair Nenneau called the meeting to order at 8:32am

Chair Nenneau read the IDA’s Mission Statement to open the meeting

Approval of Meeting Minutes

Approval of the July meeting minutes was tabled, and will be revisited at the September meeting.

Financial Report

Comptroller Blowers shared that he only activity was a \$500 deposit for the Lakeview PILOT application.

The July Financial Report was approved by affirmation.

2025-2026 Budget

Comptroller Blowers explained that the IDA’s fiscal year runs October 1 – September 30. He left the GEDC portion of the budget the same as prior year, and noted that the IDA’s budget looks similar to prior years as well, noting that unless projects come in there isn’t a lot for the IDA to be doing. Comptroller Blowers will upload it to the PARIS website once it’s approved. Comptroller Blowers further explained that adjustments to the budget can be made at any time, should PILOTs come online.

Comptroller Blowers also shared that he recently received an email about the audit. Mr. Kayn wondered if changes at BID will affect the IDA budget, Comptroller Blowers explained that it won’t, the agreement is still in place, despite the Executive Director transition.

Mr. Passalacqua wondered if the IDA can talk to Webster Properties about the GEDC budget, as he's curious about any upcoming projects at the property. Comptroller Blowers shared that he's had some contact, and Webster didn't give him anything above and beyond.

Mr. Dewey made a motion to approve the Geneva IDA's fiscal year 2025-2026 budget, seconded by Mr. Passalacqua; motion carried unanimously (4-1 remote – 2 absent)

Report from Webster Properties

No one from Webster Properties attended the meeting. It was noted that the IDA is still trying to schedule a tour of the property. Discussion followed around the City of Geneva's rent.

GEDC Management Agreement

Chair Nenneau recommended moving to a month-to-month management agreement with Webster Properties at the end of their current contract. Comptroller Blowers will reach out to Myles Webster. Chair Nenneau added that she'd like to set some goals around the management agreement at the IDA's Annual Meeting. Clerk Tillotson will continue to work on making contact with Webster Properties, and follow up with City Manager Hendrix.

Lakeview Lofts PILOT Application

Chair Nenneau updated the IDA, explaining that she's waiting for the Planning Board SEQR, which should come before that board on August 20. The IDA can't vote on the PILOT application until the Planning Board addresses the SEQR. It was noted that some changes, not substantial, were made to the CBA after the meeting with MRB.

DeSales Application

Attorney Maier explained that the project has proposed amendments to their financial assistance, as costs have come in over \$100,000 higher than originally expected. This amended application will require a public hearing before acceptance or approval. Chair Nenneau explained that the project remains the same, nothing has changed, aside from the Restore New York funding coming in \$1 million below what the project was anticipating, increased loan rates, increased construction costs, and uncertainty around reassessment are all contributing to the need for an extended abatement. Attorney Maier explained that any presentation about the project should occur at the IDA meeting where the board is considering final approval, and the public hearing should only be for receiving comment about the additional incentives being requested.

Mr. Passalacqua wondered if the CBA will need to be updated, Comptroller Blowers confirmed that it will, and he'll reach out to MRB. This will be a supplement to the original standard application.

Executive Session

Mr. Kayn made a motion to enter into executive session at 8:52am to discuss the sale or lease of property; seconded by Mr. Passalacqua, motion carried unanimously.

Mr. Passalacqua made a motion to exit executive session at 9:45am, seconded by Mr. Dewey; motion carried unanimously.

Adjournment

Mr. Kayn made a motion to adjourn at 9:46am, seconded by Mr. Passalacqua; motion carried unanimously.

Respectfully submitted,

Nicole Tillotson

Geneva City Clerk