

**City of Geneva Industrial Development Agency**

**Meeting Agenda**

**Title** City of Geneva IDA Regular Meeting

**Location:** Business Improvement District  
 BID Conference Room:  
 1 Franklin Street, Geneva NY



**Date & Time:** December 5, 2025, 8:30AM

<b>Call to Order</b>	<b>Motion to Convene</b>	Anne Nenneau
<b>Mission Statement</b>		
The Geneva IDA was created to promote, develop, encourage, and assist in acquiring, constructing, maintaining, equipping, and furnishing certain types of projects and facilities, to advance the job opportunities, health, general prosperity, economic welfare, and recreation opportunities of the citizens of the City of Geneva.		
<b>Administrative</b>		
<i>Agenda Item</i>	<i>Action</i>	<i>Person Responsible</i>
Additions or deletions from the agenda	<b>Motion to approve (if any)</b>	Anne Nenneau, Chair
October 23, 2025 Regular Meeting, October 23, 2025 Annual Meeting	<b>Motion to approve</b>	Anne Nenneau, Chair
Financial Report - November	<b>Motion to approve</b>	Adam Blowers
<b>Presentation</b>		
<i>Agenda Item</i>	<i>Action</i>	<i>Person Responsible</i>
Report from Webster Properties	Presentation	Myles Webster
<b>New Business</b>		
<i>Agenda Item</i>	<i>Action</i>	<i>Person Responsible</i>
Set Public Hearing for January on DeSales PILOT application	<b>Motion to set hearing date: week of January 12 in the evening?</b>	Anne Nenneau, Chair
<b>Reports</b>		
<i>Agenda Item</i>	<i>Action</i>	<i>Person Responsible</i>
Ongoing projects	Update	Amie Hendrix
Reports from Council	Discussion/Update	Councilmember Lavin
Reports from Ontario County EDC	Discussion/Update	Ryan Davis
<b>Executive Session</b>		
<b>Executive Session</b>	<b>Motion to enter executive session to discuss sale or lease of real property held by the IDA.</b>	Anne Nenneau, Chair
<b>Adjournment</b>	<b>Motion to adjourn</b>	Anne Nenneau, Chair

**Quorum (Confirmation Required)**

Anne Nenneau, Chair  
R.J. Passalacqua, Sec/Treasurer  
Lowell Dewey, Vice Chair  
Jan Regan  
Joshua Kayn  
Mike Reeder  
Vacant

**Staff**

Amie Hendrix  
Taylor Youngs  
Adam Blowers  
Nicole Tillotson

Zoom will be available for meeting participants. The meeting can also be viewed on the GIDAs YouTube Channel

Join Zoom Meeting

<https://us02web.zoom.us/j/87114167432?pwd=rbAeIVv9M77Y83MIXJ5tjimp491IXs.1>

Meeting ID: 871 1416 7432

Passcode: 474446

**Next Meeting: January 9 at 8:30am**

**All board action items are highlighted in red.**

**Please note the location change**

**Geneva Industrial Development Agency  
Geneva City Hall – Second Floor Teams Room  
And via Zoom livestreamed to GIDA's YouTube Page  
Friday, October 23, 2025 – 8:30am  
Annual Meeting Minutes**

**In Attendance:**

Anne Nenneau, Chair  
Lowell Dewey  
RJ Passalacqua  
Catherine Price, Via Zoon  
Jan Regan  
Josh Kayn

**Others Present:**

Steven Maier  
Amie Hendrix, City of Geneva  
Taylor Youngs, City of Geneva  
Adam Blowers, City of Geneva  
Nicole Tillotson, City of Geneva

**Necessarily Absent:**

**Meeting Called to Order**

Chair Nenneau called the meeting to order at 9:46am

**Administrative**

Comptroller Blowers reviewed the Geneva IDA's 2024-2025 Financial Report

It was noted that this board has six members until end of month, then 5 at the end of the month, when Ms. Price moves out of the City.

**Policy Review & Approval**

Chair Nenneau reviewed 15 policies, most of which are already in place. Policies include:

- Code of Ethics Policy
- Compensation and Attendance Policy
- Defense and Indemnification Policy
- Extension of Credit Policy
- Travel Policy
- Public Meeting Videoconference Policy
- Investment Policy
- Fiscal Management Policy
- Procurement Policy
- Real Property Acquisition Policy
- Guidelines for Disposition of Real Property Policy
- Uniform Project Evaluation Policy
- Uniform Tax Exemption Policy
- Policy for Termination and/or Modification of Agency Financial Assistance and Recapture of Agency Financial Assistance Previously Granted

- Conflict of Interest and Annual Disclosure Policy

Chair Nenneau explained that there are no updates to be made, and asked board members to sign and return the Conflict-of-Interest Annual Disclosure to Clerk Tillotson, as well as the Board Performance Evaluation, which will be at the November meeting.

Chair Nenneau made a motion to approve all policies; seconded by Mr. Passalacqua; motion carried unanimously.

### **Officer and Committee Appointments**

Executive Committee Officers were discussed, and appointed.

Mr. Dewey made a motion to reappoint Ms. Nenneau as the Chair of the Geneva IDA, seconded by Mr. Passalacqua; motion carried unanimously.

Chair Nenneau made a motion to reappoint Mr. Dewey as the Vice Chair of the Geneva IDA, seconded by Ms. Price; motion carried unanimously.

Chair Nenneau made a motion to appoint Mr. Passalacqua as the Secretary-Treasurer of the Geneva IDA, seconded by Mr. Dewey; motion carried unanimously.

Committee membership will be addressed at the November meeting.

### **Applicant Recommendation**

Mr. Dewey and Mr. Kayne interviewed Mike Reeder, and noted that he was at the OEO community meeting. They shared that Mr. Reeder has extensive experience in manufacturing and management.

Chair Nenneau made a motion to recommend Mr. Reeder to City Council for appointment to the Geneva IDA, seconded by Mr. Kayn; motion carried unanimously.

### **Adjournment**

Mr. Kayn made a motion to adjourn at 10:01am, seconded by Mr. Passalacqua; motion carried unanimously.

Respectfully submitted,

*Nicole Tillotson*  
Geneva City Clerk

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Meeting Minutes**

**In Attendance:**

Anne Nenneau, Chair  
RJ Passalacqua  
Catherine Price  
Jan Regan  
Josh Kayn

**Others Present:**

Steven Maier  
Amie Hendrix, City of Geneva  
Taylor Youngs, City of Geneva  
Adam Blowers, City of Geneva  
Nicole Tillotson, City of Geneva  
Chris Lavin, City of Geneva  
Ryan Davis, Ontario County  
Gerry Collins

**Necessarily Absent:**

**Meeting Called to Order**

Vice Chair Dewey called the meeting to order at 8:31am

Ms. Regan reviewed the Industrial Development Agency’s Mission Statement

**Additions or Deletions From the Agenda**

Ms. Nenneau made a motion to add an Ontario County Economic Development update to the agenda, seconded by Mr. Passalacqua; motion carried unanimously.

**Approval of Meeting Minutes**

Ms. Regan made a motion to approve the July 11, August 5, August 8, August 15 (with corrections), and September 5, 2025 meeting minutes, seconded by Mr. Passalacqua; motion carried unanimously.

**Financial Report**

Comptroller Blowers reviewed the September Financial Report, which had no activity, and the remainder of the year \$128,000 in bank accounts, \$76,770 CD, FY 2025 net loss of \$38,696.98 which is not uncommon for an IDA without a PILOT. He shared that forms have been completed for State budget office, keeping the Geneva IDA in compliance. Comptroller Blowers has starting to work with the audit team for the 2024-2025 audit. Councilor Lavin wondered if there is a line item for what the Legion Project hasn’t paid. Comptroller Blowers explained that the missed PILOT payments don’t go to the IDA, they go to the municipalities.

Mr. Dewey voiced some concern about operating in the red, and losing two projects. He wondered what other types of revenue the IDA might have. City Manager Hendrix recalled the plan of the GEDC providing that type of service, which has become an expense, not revenue.

Mr. Passalacqua made a motion to approve the September financial report, Mr. Kayne seconded; motion carried unanimously.

## **GEDC Report from Webster Properties**

Myles Webster shared that a few new tenants have been brought in, including one from a Rochester property. Some tenants are also expanding their space. The Lighting Grant went well, and is wrapping up. All HE LED lights have been added. Chair Nenneau wondered about installation concerns voiced by some tenants. Mr. Webster explained that they were on site managing the project, and tenants were notified ahead of time. Chair Nenneau clarified that concerns were around improper installation. Mr. Webster is confident the installation was done properly, and can have the building electrician review. Discussion followed around where lights were replaced and shared spaces. Chair Nenneau then looked for a sprinkler update, they are still off line in one area, due to challenges in working in the building that is deteriorating. Chair Nenneau clarified that there is no water in the line for the out of service sprinklers, Mr. Webster confirmed that to be true.

Chair Nenneau asked to schedule a tour for the Board of the GEDC. Mr. Dewey recalled a Cornell AgTech representative's impression of the GEDC, that it wasn't clean. He wondered if the space could be brightened up, cleaned, have a fresh coat of paint. Mr. Webster explained that they may have come in during the lighting project, which would have made the building look dirty. He shared that there is an industrial clean up happening now.

A tour was scheduled for October 28, 2pm, meeting at the main entrance.

City Manager Hendrix asked about Code Enforcement involvement in some of the renovations occurring at the GEDC. Mr. Webster explained that he is in contact with Superintendent Braman, and shared an update of some of the changes being planned and made. City Manager Hendrix stressed the importance of code compliance to Mr. Webster. Chair Nenneau wondered about prefiltering waste water from the wine making, which Mr. Webster believes they're making strides. City Manager Hendrix wanted to look at the IDA adding a pretreatment system, with tenant costs tied to leases. Discussion followed. Mr. Dewey described the Industrial Pretreatment requirements and process. City Manager Hendrix explained that the GHD rate study will begin the steps of addressing limitations of what can go into the city's sanitary lines.

Ms. Reagan wondered if the Toy Library storage room has worked out. Mr. Webster said that the space is ready, and he hasn't heard back from that group. Ms. Regan will follow up with them.

## **GEDC Management Next Steps**

City Manager Hendrix confirmed that this has transitioned to a month-to-month agreement.

## **Ontario County Update**

Mr. Davis shared that his focus is all energy, all the time at the County, and that he wished he had some good news to share. He explained that Chairman Simpson is making the energy capability/capacity tour around the county.

There will be a NYSEG Capacity Summit on November 7 their Geneva facility, which will show that there has been increased demand in this area, and that NYSEG doesn't have the ability to increase power to meet the demand. Locate Finger Lakes is partnering with IBEW and some others for a Rural County Capacity summit on December 1 at HWS. Save the dates will go out soon. Mr. Davis also shared that the County and City have locked down how to structure the Geneva Infrastructure Grant, given the loss of two housing projects in the City.

Mr. Dewey noted that it's important to address increased utility costs for new projects. City Manager Hendrix explained that projects plan for 3x more than quoted utility costs, and those costs often wind up 8x higher than the initial NYSEG estimates. Mr. Davis reiterated that Project Intake Worksheets are important for any project as a first step. He shared Ontario County's frustration around not knowing when projects will hear anything back from utilities, explaining that utilities request additional forms from projects, and will serve are issued by the utilities with no cost to execute. This has occurred in Victor, Farmington, Phelps, and Canandaigua. He expects to continue to see this

around the county and region. Chair Nenneau wondered if it's a statewide issue of not being able to support economic development. Mr. Davis shared a report highlighting an increased strain in this area. Mr. Davis shared details related to these challenges, including electrification mandates for school busses. Mr. Davis stressed that the number one issue facing economic development in this area is that there aren't enough people living in the County, and with no power, the region can't get housing for employees of businesses they're trying to attract. He explained that Ontario County is Pro Housing, and has to continue to press the utilities to add housing. Mr. Davis shared that in the first week of December, he will be speaking at a GCSD School Board meeting on the housing study and utility issues.

Mr. Davis also reported that people are incredibly interested in Ontario County, to live and set up businesses, and the state is interested in investing here. Discussion followed. Home Leasing was brought up, they recently pulled their project due to the community's lack of support.

### **DeSales PILOT Application**

City Manager Hendrix shared that the CBA has been provided to everyone. The board needs to review, then set a Public Hearing. Comptroller Blowers shared that the project is in no rush, it can be addressed at the next meeting.

### **Property Disposition**

Mr. Dewey shared that there has been an appraisal for the parcel, 48 Lake Street, Gerry Collins is interested in purchasing. The parcel is appraised at \$47,000.

Mr. Collins explained that next steps after purchase, will be Planning Board site plan approval. He's had extensive conversations with Superintendent. Braman. They believe regulations can be satisfied, despite the age of the structure being dealt with. Discussion followed around steps to take ahead of preparing a site plan. Mr. Collins invited the board to see the diner car where it's stored in Trumansburg, which he has restored. The diner came to Geneva brand new in 1932, operating until 2003, when the it was moved ahead of the hotel coming in. It was known as the Texaco Grill, near the Texaco Station that opened in 1926. Mr. Collins is looking forward to putting a piece of Geneva's history back in the City. He reviewed tourism around Seneca Lake, and drawing more tourists from the south to the north end of the lake, to the City of Geneva. Chair Nenneau wondered what the long-term plan for the diner is, Mr. Collins will turn it over to his son, to run it the way it was, as a functioning diner called the Texaco Grill.

### **Directors Report**

City Manager Hendrix had nothing new to report.

### **Executive Session**

Ms. Regan made a motion to enter into executive session at 9:28am to discuss sale or lease of real property, seconded by Ms. Nenneau; motion carried unanimously.

Mr. Passalacqua made a motion to exit executive session at 9:44 am, seconded by Ms. Nenneau; motion carried unanimously.

### **Resolution – Sale of Property – 48 Lake Street**

Chair Nenneau made a motion to accept Mr. Collins purchase offer for 48 Lake Street, seconded by Mr. Passalacqua; motion carried unanimously.

### **Adjournment**

Chair Nenneau made a motion to adjourn at 9:46am, seconded by Mr. Kayne; motion carried unanimously.