THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

REGULAR COUNCIL MEETING

February 4, 2026 – 7:00 PM
City Hall – 2nd Floor Council Chambers
47 Castle Street
Geneva, NY 14456

Presiding – Jim Cecere, Mayor

1. EXECUTIVE SESSION

ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Lavin
MOVED THAT Council move to executive session at 5:33pm to discuss collective bargaining, and the employment of a particular person or persons.
MOTION CARRIED UNANIMOUSLY (7-2 absent)

ACTION TAKEN by Clr. Gillotte; seconded by Clr. Petropoulos
MOVED THAT council exit executive session at 6:57pm
MOTION CARRIED UNANIMOUSLY (7-2 absent)

2. ROLL CALL

Present: Clr. Brennan, Clr. Kaim, Clr. Petropoulos, Clr. Gillotte, Clr. Lavin, Clr. Gummoe
Absent: Clr. Grimaldi, Clr. Whitfield

3. AMENDMENT TO THE AGENDA

ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Gillotte
MOVED THAT the agenda be amended to add a resolution to set a public hearing for the sale of 38 Jackson Street
MOTION CARRIED UNANIMOUSLY (7-2 absent)

4. COUNCIL UPDATES

Councilor Brennan shared that Tom Burrall donated $530 this month from Shade Tree Committee firewood sales in January, bringing the total over $20,000. The Historic Districts Commission and Zoning Board of Appeals did not meet in January.

Councilor Kaim shared phone calls, meetings, trainings, and events that he participated in during the month of January. He also provided an update on the Recreation Advisory Board, which will meet in March and is looking to fill vacancies.

Councilor Petropoulos shared meetings and events he participated in during the month of January. He also provided an update from the LDC meeting that included a presentation from Geneva General Hospital, approval of bond issuance for HWS, funding approved for Cook Properties environmental studies, BID Winterfest, and a preliminary discussion around a Code Assistance Fund.

Councilor Gillotte shared details about the BID's Winterfest that begins February 6 and runs through February 22. The BID Annual Dinner will be held on February 12th from 5 -7 pm, tickets are now on sale for the dinner. Councilor Gillotte also shared that Police Budget Advisory Board meetings have changed to Monday's, and complimented the MLK March on January 19.

Councilor Gummoe shared that the Green Committee met twice about promoting composting at the transfer station. They are considering social media campaigns, may lend support at the Resource Recovery Park on Saturdays, and may add a composting drop off to the Farmer's Market. The Planning Board set a Public Hearing for a subdivision on February 18. Councilor Gummoe also shared that he's working with legal and the City Manager, learning about what the City can and can't do to regulate "Jake Brakes" which would require state legislation.

Councilor Lavin noted that the MLK parade was the warmest in 10 years. His IDA update included his concerns about staff involvement in the agency, and how the City and County IDA's use their money. Mayor Cecere assured Councilor Lavin that the Downtown and Economic Revitalization Ad Hoc Committee will be helpful to address Councilor Lavin's concerns.

5. PUBLIC COMMENT

Charles King, of Washington Street, shared the following comment with Council:
Last month, you appointed eight people to government positions, four republicans, three democrats and a blank. No one interviewed the appointee to the ZBA, so Council is zero for nine with powerful board interview opportunities this session.
Among the eight appointees were two members of the Geneva City Republican Committee, which holds powerful positions all across boards and staff within the City. Why does a City Council that is a majority of registered Democrats, in your case 8 Democrats and 1 Republican, stack the government with Republican party bosses? Previous Council leaders have been pretty right wing, getting uninvited from both the large colleges in the city for prioritizing 1950s social morés. This discourages thoughtful people from volunteering. Council has been largely good ol' boys who scaffold their masculinity on effusively praising the police, and then compete with each other to see who can most grandly support the government unions and rich developers. I would suggest that that is not leading but conceding, planting flags of militocracy and plutocracy. It's also not being adult men or Constitution-minded Americans. BE leaders in a democratic republic, do your actual jobs, help the police build trust without mindlessly worshipping them, and people will want to volunteer for you again.
You have an individual up for appointment to the IDA this evening who is already a member of the Zoning Board of Appeals. I would caution you from doubling up and concentrating power in too few hands. We've seen this before; the chair of the IDA serves on the Planning Board, doing Site Reviews for properties that the IDA owns or is considering for PILOTs; so, the owner or investor in a property sits on the board reviewing its site plans. The IDA/LDC have an agenda to develop, while ZBA/Planning Board have an agenda to harmonize, determining whether land should be developed or not based on neighborhood patterns, state rules, and the charter. The neighborhood harmony boards check and balance the financial investment boards. Unsurprisingly, the member who straddles both sides never votes down a project that they've already greenlighted for financial development, and never negotiates for site plan changes to get things more in line with the city's documents. The end result is that only short-term financial gain is prioritized, not social justice or environmental sustainability or neighborhood harmony, and we are weaker negotiators because we undercut our own system.
The Ward 6 councilor gave a moving speech during your special January meeting, saying that even though there are no women on Council, and even though the one minority member of Council was not present, we're still Genevans and we still look out for one another. I wish that were true of this City's Government. Look at Jackson Street or Lakeview Mental Health for recent sad reminders of how thoughtlessness, racism, classism, homophobia, ablism, majoritarianism, fearmongering, and punching down had such loud voices in those conversations. A responsible Council and responsible staff who followed City and State rules should never have allowed a 5 story skyscraper plan

in a poor 2-story neighborhood, or a 74 unit downtown apartment building with only 19 parking places—to even get to the public review stage and invite that sort of QAnon-inflected chatbot shouting match. The City has been doing mostly Hail Mary passes instead of carefully shepherding projects through following its own rules.

Christine Hoffman, of Brook Street, gave comment to Council regarding Loomis Woods being threatened by sale and demolition. She explained that although Loomis Woods may appear dangerous and unusable, it serves as a neighborhood park for Castle Hights in the 4th Ward. Ms. Hoffman shared that she has been visiting Loomis Woods consistently for 30 years, calling it a neighborhood park, used the same as other neighborhoods use their neighborhood parks. She suggested that implying that Loomis Woods is underutilized is a false narrative, calling it a wonderland for young people where children chase toads in the spring, and see chipmunks and fawns. She explained that Loomis Woods is beloved by the many children and adults that venture there.

Ray Whitfield shared the following comment with Council:
Dear Members of the Geneva City Council,
My name is Rayshawn "Ray Ray" Whitfield, and I am a lifelong Geneva resident, community organizer, father, and founder of All Purpose Promotions, a local youth- and family-focused initiative rooted right here in our city.
I'm writing with respect to formally request the opportunity to speak briefly at tomorrow night's City Council meeting. I wear many hats in this community—mentor, coach, promoter, advocate—but at the core, I am someone who genuinely cares about Geneva and its future. Over the years, I've worked closely with local families, youth, and community partners to create safe, positive spaces through basketball programs, youth mentorship, family events, and father-focused initiatives. My work is driven by one simple belief: when our kids have somewhere positive to go, they have less reason to end up somewhere they shouldn't be.
I would appreciate the opportunity to share my perspective, experiences, and ideas on how we can continue strengthening opportunities for Geneva's youth and families—especially through collaboration between community leaders and grassroots organizers who are already deeply connected to the people.
I come with respect for this council, appreciation for the responsibility you carry, and a sincere desire to contribute constructively to the conversation. My goal is not to complain, but to build, partner, and help move Geneva forward.
Thank you for your time and consideration. I look forward to the possibility of addressing the council and continuing to be part of the solution for our city.

Michael Pinco sent the following comment for Council, read by Clerk Tillotson:
Good evening, Mayor and members of the Council.
My name is Michael Pinco and I am a resident of Geneva.
I apologize for not personally being here tonight because of other commitments and I would like to have my comments read to the public. Our city is facing a moment that demands clarity, responsibility, and leadership.
It has been publicly reported that Councilman Ahmad Whitfield has been arrested and charged by New York State Police with criminal sale of a controlled substance and two counts of criminal possession of a controlled substance. These are serious charges. And while every person is entitled to due process and the presumption of innocence, that principle does not eliminate the responsibility we have to protect the integrity of our local government.
A city council member cannot effectively serve while simultaneously defending against felony-level accusations of this magnitude. The demands of the legal process alone make it impossible to give full attention to constituents, policy decisions, and the daily work of governing.
More importantly, these allegations strike at the heart of public trust.
If proven true, they would represent conduct fundamentally incompatible with public service— especially in a community that is working hard to protect its children, support families, and address substance abuse. Even unproven, the nature of these charges seriously undermines confidence in this council and distracts from the work Geneva needs done.
This is not about rushing to judgment. It is about acknowledging reality.

Our city cannot afford uncertainty at the leadership level. Our residents deserve council members who can advocate without distraction and whose presence does not cast doubt over every vote, every decision, and every public interaction.
For these reasons, I strongly urge Councilman Whitfield to step down—or at minimum step aside—while these matters are resolved.
Doing so would not be an admission of guilt. It would be an act of responsibility. It would show respect for the office, for the council, and for the people of Geneva.
Public service is a privilege. When circumstances prevent an official from fully serving the public interest, the honorable course is to put the community first.
Geneva deserves leadership that is focused, credible, and worthy of its trust. Geneva deserves nothing less!
Thank you for your time. Michael Pinco

6. PROCLAMATIONS
    A. Donald McGuigan
    B. Daniel Champlin
    C. Charles Pitifer

7. SUPERVISOR UPDATE

Supervisor Regan introduced herself and explained that the City's County Supervisors will rotate sharing County updates with Council. Supervisor Regan explained the County's standing committees, and those she is assigned to. She also shared that a tourism group came through Ontario County recently and toured Geneva. Supervisor Regan shared a theme of communication and dialogue to help Geneva shine and get attention from all the bodies out there, recalling a recent City/County meeting with good dialogue. She also described some of the activities of the standing committees she is assigned to.

8. MAYOR'S REPORT

Mayor Cecere shared details of City Council's 2026 Strategic Plan that looks to 2027 and beyond, commending Council for their participation. The mayor's focus is to be transparent, with several priorities identified, that are now being reviewed by staff and Council for feedback.
Mayor Cecere provided an update on the Finance Ad Hoc Committee that in its initial meeting decided to first look at debt, then cash position intertwined with capital planning. A first draft of findings is being updated.
The Downtown & Economic Revitalization Ad Hoc Committee will focus on agencies that serve Geneva. Mayor Cecere explained that it is meant to understand existing boards, what works, and what doesn't work; how to strengthen and adjust, how to work with the County and the State.
Mayor Cecere shared an update from a recent NYCOM session in Albany where he met with other mayors and heard legislative priorities at the state level, as well as the election year budget. He recalled support that has been in place for years that has never been adjusted for inflation that the City is making up for. He shared that cuts at the federal level will be felt in quarter 4 of this year. Mayor Cecere also heard the Governor's priorities, and learned about grant opportunities.

9. CITY MANAGER'S REPORT

Assistant City Manager Youngs shared highlights of January to include lots of snow and winter events. She complimented DPW for responding diligently to snow while juggling day to day operations and water main breaks in addition to the snow event.

10. PRESENTATIONS – Geneva BID

Geneva Business Improvement District Executive Director Sydney Schumacher shared her vision for the Geneva BID with Council, reviewed the BID's primary functions, team, District boundaries, maintenance work by season, 2026 goals, recapped 2025 successes including the Earthplanters promotional video.

11. PRESENTATION – Clerk's Office Briefing

Clerk Tillotson shared the following details about the Geneva City Clerk's Office with Council:
The City Clerk is the Chief Records Officer, Records Access Officer, and Registrar of Vital Statistics for the City of Geneva and plays a vital role in municipal operations. At the Clerk's Office we manage official City records, including Council meeting minutes, ordinances, Local Laws, Resolutions, contracts, legal notices, and vital statistics like birth, death, and marriage records. In fact, our vital records archives date back to 1882, making us a key part of preserving Geneva's history. Our office also serves as a customer service hub for City Hall, ensuring residents and visitors receive efficient, first-class service. We handle a variety of licensing responsibilities, including dog licenses, taxi operator licenses and hack plates, trash hauler licenses, and trash and recycling permits to name a few. These services help keep city operations organized and compliant. You can also stop by City Hall to pay water and tax bills.
Currently, we operate with two full-time staff members—the Clerk and Deputy Clerk
Looking ahead in 2026, we have four major goals:

1. Complete a records inventory project, pending grant funding
2. Formalize training for all boards and commissions
3. Centralize and digitize all City contracts and insurance documents
4. Continue to track City Charter updates in preparation for a comprehensive review in 2027

These initiatives will improve transparency, efficiency, and accessibility for both the public and City staff.
In the Clerk's Office we are strategic, detail-oriented, approachable, and committed to collaboration. Our office not only manages the City's records, but also strengthens the connection between City government and the community.

12. PRESENTATION - Information Technology

IT department is one of the few departments that are usually not dealing directly with the public, so with that in our mind our main purpose is to support any IT needs for all City departments and functions.
The IT Department has operated under a shared services agreement with the City of Canandaigua since 2015, with Department staff providing information services to both Cities.
At this point the department includes two employees, (me and our second technician, Zach). And we are in process of adding a third technician. Each of the positions are shared 50/50 with the City of Canandaigua. We are using 3rd party companies for higher level networking support.
In Geneva, we support around 170 end users, around 100 desktops and 50 laptops. We are involved in working directly with each department to discuss their needs, searching for the best solution and for the implementation of result. We are responsible for network connections in the buildings, or data connection outside of the buildings.
We are supporting any audio/video needs.
We support physical security, which includes around 90 security cameras, in downtown of the City and inside of our buildings. We have close to 60 electronic access doors.
Our focus is on cybersecurity. We have in place multiple levels of protection. Anywhere from web filter, spam filter, antivirus, Managed Detection and response, Multifactor authentication. We are monitoring our whole network; we are doing multiple daily backups for all our servers. We are providing annual phishing training to all users, twice a year we Conduct a phishing test simulation for every user in our system.
Basically, we are involved with anything that is even remotely close to the technology, and it is used for City needs.
Our goals for 2026 –

- Continue with upgrading Downtown security cameras
- Migrating servers to the newest operating system.
- Continue with our Computer replacement Program
- Cybersecurity enhancements

13. PRESENTATION - Human Resources

Director Slywka shared the following details about the City of Geneva Human Resources Department with Council:
The Human Resources Department is responsible for human resource management; including civil service administration, recruiting and on-boarding new employees, benefits administration, Worker's Compensation, policies and procedures and participating in collective bargaining negotiations. The Human Resource Office maintains a focus on best practices and streamlining human resource processes to help cultivate and maintain an informed, engaged and diverse professional workforce.
Number of Staff: There are 1.9 full-time equivalents in the Human Resources Department. The Director of Human Resources, Jennifer Slywka and 90% of Erica Collin's time is dedicated to the Department where she serves as a Human Resources Assistant.
Principle Responsibilities include coordination and oversight of Civil Service administration; recruit, screen, interview and assist in hiring all staff with varying levels of responsibility &
qualifications; administers and coordinates employee benefit programs: NYS Retirement System, health GTCMHIC (medical & RX), dental insurance, eyemed, including retiree health insurance, flexible spending and health reimbursement accounts (HRA/HSA accounts), workers compensation/safety, disability, unemployment insurance, deferred compensation, FMLA, FLSA, Affordable Care Act (ACA), assist with payroll-onboarding, policies & procedures and employee assistance program. Note: benefits consistent with six (6) collective bargaining unit agreements (Command Officers, Police Officers, MEU, FF, DPW Foremen & DPW Laborers) and non-represented management benefits: Note: 2026 MEU negotiations will begin; and counsels, advises and provides managerial support on all human resource management issues to city manager, department heads, supervisors on a regular basis and bargaining units, as needed.
The Human Resources team assists with a variety of simple to complex employee matters. HR's value in a workplace has to be unique, with a big picture view from both the organization and employee perspectives; assesses everything from employee retention to recruitment strategies to a successful wellness program. Employees are our asset and the foundation of our organization and the reason human resource management is key! We also work very closely with all nine departments and this "team" relationship is also imperative to City operations. We work collaboratively with the department leaders and with Ontario County Human Resources as our Civil Service Agency.
2026 Work Program Goals: By Q4 2026 the Human Resources Department will complete workforce forecasting for all departments, digitize 75% of active HR records, and expand professional development opportunities so that at least 75% of employees participate in at least one training or development activity during the year.
Succession and Workforce Planning
Forecast staffing needs and support succession planning to ensure continuity of operations and leadership transitions. This forecast has begun with retirement/transition plans in 2026. A full report will be updated twice in 2026 and continually updated in each subsequent year. Expanded Professional Development Enhance training opportunities for employees and supervisory/leadership teams to support organizational effectiveness. Plans are currently underway in coordination with Ontario County to implement a supervisor training program in Summer/Fall of 2026.
HR Digitization Continue digitization of personnel records and shared files to improve efficiency, security, and interdepartmental access.

14. PRESENTATION - 2025 Year in Review and 2026 Year Ahead

Assistant City Manager Youngs shared a review of 2025 and a look at the work ahead in 2026 with Council by first reviewing the City's mission, vision, and values. She then reviewed Council's five goals and the progress made towards them in 2025. She then reviewed work programs, daily operations and goals for all departments.

15. DISCUSSION - RRFB Crossing Locations

Director Venuti explained that sometime last year there was presumed urgency about six South Main Street pedestrian crosswalks. To date council has reduced parking spots by some crosswalks to increase visibility. Director Venuti explained that flashing beacons are used widely, and recommended them three crosswalks on South Main Street. Discussion then followed around cost, solar power, long term maintenance, the potential for motor vehicle damage, and warranty. Parking was discussed, as well as reducing the speed limit rather than adding flashing beacons at pedestrian crossings, and pedestrian responsibility.

16. DISCUSSION - Loomis Woods Change in Use

Mayor Cecere recalled the public hearing last month, which garnered lots of feedback. He sees options that include either action or inaction; Council can choose to do nothing., seek a resolution to authorize housing, or analyze to gain understanding. Mayor Cecere recalled a March 2021 resolution committing Loomis Woods as forever parkland, suggesting that Council can pass another resolution to change that. He then recalled the Loomis Woods deed from 1908 that expressly reserves the parcel for park purposes in perpetuity and in memorial, noting that the land has been treated and designated as parkland, although not as definitively as other City parks. He went on to explain that Loomis Woods is subject to Parkland Alienation requirements, and to do anything with Loomis Woods would be difficult and require a home rule request for state legislative approval, and could lead to judicial proceedings and litigation. On the other side, there is a housing crisis in Geneva, and interest to utilize space and add housing. He further explained that Loomis Woods entrance points aren't city owned or controlled, nor is it maintained by the City. He wondered what the fiscal impact of a sale and ongoing taxable assessment. He opened the floor for discussion, which occurred around neighbors being against the change in use, questions about cost, feasibility, infrastructure, intentions of any proposed purchaser, the difficulty to develop, park alienation, zoning changes, and what might or might not come of the land once purchased. Attorney Hou cautioned that it is premature to consider different uses for the parkland, as what would be before council first would simply be whether or not Council wishes to preserve this parkland. Council direction is to do nothing at this time.

17. DISCUSSION - Sidewalk Ordinance

Councilor Petropoulos reviewed sidewalk code violations on Maxwell, and the letter sent to residents giving them 60 days to repair their damaged sidewalks. Councilor Petropoulos explained that the City can't pay for the repairs, and suggested finding an outside contractor at a good price to do the repairs or to create a "Code Assistance Fund" that the Councilor has begun discussing with the LDC. Ultimately, Councilor Petropoulos said that the City would hold off on changing legislation. Discussion followed around next steps when the moratorium expires, sending a letter to those affected, and softening and the language of the violation letter. Mayor Cecere clarified that there will be no action on the moratorium, it will simply expire, and the policy will continue as it is, with follow up letters to residents who received violations last fall.

18. DISCUSSION - Lakefront Benches

Councilor Lavin explained that all the spots for memorial benches at the lakefront are taken, and that there is plenty of space to add more benches. His proposal adds benches, and includes maintenance in the cost of the memorial benches, to maintain as they age, for a ten year term.

19. CONSIDERATION OF MEETING MINUTES

ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Lavin
MOVED THAT the minutes of the January 7 and January 14, 2026 Council Meetings be approved
MOTION CARRIED UNANIMOUSLY (7-2 absent)

20. RESOLUTION – Supporting the Sale of Surplus Real Estate 32 Middle Street

Assistant City Manager Youngs presented the following Resolution:

WHEREAS, the City of Geneva has obtained property located at 32 Middle Street through the City foreclosure process, parcel number 104.8-3-3 (the "Property"), and
WHEREAS, said public hearing was held on January 7, 2026, in the Geneva City Hall Council Chambers, and all persons wishing to speak were given an opportunity to be heard; and
WHEREAS, the City Council has reviewed all comments received, finds the sale of the Property to David Linger and Wendy Marsh (the "Property Purchasers") consistent with the City's adopted goals for redevelopment, economic growth, and neighborhood revitalization, and determines that such sale will return the Property to productive use and the tax rolls; and
WHEREAS, the property purchasers will be required to obtain all necessary approvals for the redevelopment project from the Planning Board, Zoning Board of Appeals, and any other reviewing agencies as ordinarily required;
NOW, THEREFORE, BE IT RESOLVED, that the Geneva City Council hereby authorizes the foreclosure to be finalized and the parcel to be sold (Tax Parcel No. 104.8-3-3) for a purchase price of $1,000 to the Property Purchasers in accordance with the terms and conditions approved by the City Manager, Comptroller, and City Attorney; and
BE IT FURTHER RESOLVED, that the City Manager is hereby authorized to execute all documents necessary to effectuate the sale, including but not limited to a foreclosure, purchase and sale agreement, deed, and any closing documents, subject to approval as to form by the City Attorney; and
BE IT FURTHER RESOLVED, that the proceeds from the sale shall be applied in accordance with City policy and any applicable budgetary direction adopted by City Council.

ACTION TAKEN by Clr. Kaim; seconded by Clr. Petropoulos
MOVED THAT this resolution be approved
MOTION CARRIED UNANIMOUSLY (7-2 absent)

21. RESOLUTION – Approving the Issuance by the City of Geneva Local Development Corporation of it's $93,000,000 Revenue Bonds (Hobart and William Smith Colleges Project) Series 2026

Comptroller Blowers presented the following Resolution:

WHEREAS, The City of Geneva Development Corporation (the "Issuer") was formed pursuant to (i) Section 1411 of the Not-For-Profit Corporation Law of the State of New York (the "State"), as amended (hereinafter collectively called the "Act"), and (ii) its Certificate of Incorporation filed with the State on March 18, 2010, for the purpose of promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs by encouraging the development of, or retention of, an industry in the community or area, lessening the burdens of government, and acting in the public interest within the City of Geneva, New York; and
WHEREAS, to accomplish its stated purposes, the Issuer is authorized and empowered under the Act to issue its special obligation revenue bonds to finance the cost of the acquisition, construction and equipping of one or more projects and otherwise assist such projects pursuant to the Act; and
WHEREAS, Hobart and William Smith Colleges (the "Colleges"), a New York not-for-profit education corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, and the final, temporary and proposed regulations of the United States Department of the Treasury promulgated thereunder (the "Code"), has submitted an application to the Issuer requesting that the Issuer issue its tax-exempt bonds in one or more series, pursuant to a plan of financing, in the maximum aggregate stated principal amount not to exceed $93,000,000 (the "Series 2026 Bonds") for the purpose of financing a certain project (the "Project") located on the Colleges' campus located at 311, 329, 337, 343 Pulteney Street and 603 and 623 South Main and surrounding properties in the City of Geneva, New York (collectively, the "Campus"), consisting of: (A) the planning, design,

construction and operation of an approximately 37,000 square foot academic, teaching and research facility located on the Campus, including demolition of the current Eaton Hall facility, together with related surface improvements, including parking spaces and related site work, infrastructure and landscaping improvements, for which the maximum aggregate stated principal amount $37,000,000 in Series 2026 Bonds are to be issued; (B) the refunding of all or a portion of (i) the Issuer's Taxable Revenue Refunding Bonds (Hobart and William Smith Colleges Project), Series 2020A (the "Series 2020A Bonds") issued in the original principal amount of $36,660,000, for which the maximum aggregate stated principal amount $37,000,000 in Series 2026 Bonds are to be issued and (ii) the City of Geneva Industrial Development Agency ("CGIDA") Multi-Modal Civic Facility Revenue Bonds (The Colleges of the Seneca Project), Series 2007 (the "Series 2007 Bonds") issued in the original principal amount of $31,250,000, for which the maximum aggregate stated principal amount of $19,000,000 in Series 2026 Bonds are to be issued; (C) payment of the swap termination payment, if any, in connection with the termination of the swap with respect to the Series 2007 Bonds; (D) the payment or funding of costs incidental to the issuance of the Series 2026 Bonds; and (E) the financing of other uses that further the mission of the Colleges (the costs associated with items (A) through (E) hereinafter referred to as the "Project Costs"); and

WHEREAS, all of the facilities and improvements to be financed and refinanced by the Series 2026 Bonds are located in and around the Campus; and

WHEREAS, all of the facilities and improvements to be financed and refinanced by the Series 2026 Bonds will be initially owned by the Colleges; and

WHEREAS, the proceeds of the Series 2020A Bonds were applied to financing a certain project consisting of: (A) the refunding of the outstanding principal amount of the following bonds issued by the Issuer: (1) Revenue Refunding Bonds (Hobart and William Smith Colleges Project), Series 2012, issued in the original principal amount of $26,695,000 (the "Series 2012 Bonds"), the proceeds of which were applied to refund the outstanding principal amount of the following bonds issued by CGIDA (i) CGIDA's Civic Facility Revenue Bonds (The Colleges of the Seneca, Inc. Project), Series 2001 issued for the benefit of the Colleges, the proceeds of which were applied to financing a certain project (the "Series 2001 Project"), consisting of: (A) the acquisition by CGIDA of an interest in the Colleges' campus located at 337 Pulteney Street, Geneva, New York (the "Series 2001 Campus") and consisting of approximately 290 acres of land (the "Series 2001 Land") and the existing improvements thereon, including principally approximately 102 buildings containing in the aggregate approximately 1,325,252 square feet, (B) the construction and equipping upon the Series 2001 Land of (i) an approximately 36,000 square-foot three-story academic building which is used by the Colleges to house faculty offices, classrooms and student study and assembly areas; (ii) an approximately 10,000 square foot building used by the Colleges as an art studio; (iii) an approximately 135,450 square foot artificial turf field with related bleachers and lights used by the Colleges to replace an existing field on the Series 2001 Campus; (iv) an approximately 2,700 square foot varsity house used by the Colleges for locker rooms, team room space and storage athletic equipment; (v) renovations to existing academic-buildings located throughout the Series 2001 Campus including renovations to classrooms and laboratory space, replacing floors, lighting, windows and heating and ventilation units; and (vi) renovations to non-academic buildings located throughout the Series 2001 Campus including replacement of fire alarm systems, rehabilitation of residence rooms, bathrooms and replacement of windows ((i), (ii), (iii), (iv), (v) and (vi) above collectively referred to as, the "Series 2001 Improvements"); (C) the acquisition and installation in and around the Series 2001 Improvements of certain machinery, equipment and other items of tangible personal property (the "Series 2001 Equipment" and, collectively with the Series 2001 Land and the Series 2001 Improvements, the "Series 2001 Facility"); (D) planning activities including feasibility studies and preliminary design of buildings and other improvements anticipated in the Colleges' master plan; (E) paying certain costs and expenses incidental to the issuance of the Series 2001 Bonds (the costs associated with items (A) through (E) above being hereinafter referred to as the "Series 2001 Project Costs"); and (F) the sale of the Issuer's interest in the Series 2001 Facility to the Colleges pursuant to the Installment Sale Agreement, dated as of August 1, 2001 by and between the Issuer and the Colleges, (ii) CGIDA's Civic Facility Revenue Bonds (Hobart and William Smith Colleges Project), Series 2003A, the proceeds of which were applied to finance a certain project (the "Series 2003A Project") consisting of: (A) the financing of the following buildings and improvements on the Series 2001 Campus: (i) the construction on the south side of Hamilton Street (also known as Routes 5 & 20) of two approximately 40,000 square-foot free-standing buildings to be used as student dormitory housing, each building containing approximately 100 beds, and related nearby parking to contain approximately eighty

parking spaces (the "Housing Improvements"), (ii) the construction on the south side of St. Clair Street of an approximately 250-space parking lot with room for an expansion of up to 300 spaces (the "Parking Lot Improvements"), (iii) the construction on an approximately .75-acre parcel of land at 66 Houghton Drive of an approximately 10,000 square-foot studio art building (the "Studio Art Building"), (iv) the reconstruction and renovation of existing academic and administrative buildings including renovations to teaching areas, lighting, plumbing, windows and HVAC systems, and (v) the reconstruction and renovation of a number of existing student residences, including the renovation of residency suites, study space, roofs, windows, doors, floors, ceilings, HVAC, plumbing, electric and sprinkler systems ((iv) and (v) above collectively referred to as the "Renovations"; the Renovations, the Housing Improvements, the Parking Lot Improvements and the Studio Art Building hereinafter collectively referred to as the "Series 2003A Improvements"); (B) the acquisition and installation in and around the Series 2003A Improvements of certain machinery, equipment and other items of tangible personal property (the "Series 2003A Equipment") (the Series 2003A Equipment and the Series 2003A Improvements hereinafter collectively referred to as the "Series 2003A Facility"); (C) paying certain costs and expenses incidental to the issuance of the Series 2003A Bonds (the costs associated with items (A) and (C) above being hereinafter referred to as the "Series 2003A Project Costs"); (D) the financing of a portion of the costs of the foregoing by the issuance of the Series 2003A Bonds and (E) the acquisition by the Issuer of an interest in the Series 2003A Facility and the sale of such interest in the Series 2003A Facility back to the Colleges, (iii) CGIDA's Civic Facility Revenue Bonds (Hobart and William Smith Colleges Project), Series 2003B, the proceeds of which were applied to finance a certain project (the "Series 2003B Project") consisting of: (A) the refinancing of certain existing taxable capital leases entered into by the Colleges with GCS Growth LLC (the "Developer") to finance the cost of (i) construction of three approximately 7,965 square-foot buildings containing in the aggregate 36 dwelling units with an aggregate capacity for 150 student bends, and related sitework improvements, including a drive with sufficient parking spaces, related walkways and pathways and landscaping (collectively, the "Buildings"), all situated on an approximately 3.63 acre parcel of land owned by the Colleges (the "Series 2003B Land") located on the west side of Odell's Pond on the Colleges' campus located at 337 Pulteney Street, Geneva, New York and (ii) the acquisition in and around the Buildings of certain items of furniture, appliances, machinery, equipment and other tangible personal property (the "Series 2003B Equipment") (the "Buildings, the Series 2003B Land and the Series 2003B Equipment being collectively referred to as the "Series 2003B Facility"); (B) paying certain costs and expenses incidental to the issuance of the Series 2003B Bonds (the costs associated with items (A) and (B) above being hereinafter referred to as the "Series 2003B Project Costs"); and (C) the acquisition by CGIDA of an interest in the Series 2003B Facility and sale of such interest in the Series 2003B Facility by CGIDA back to the Colleges and (iv) to pay certain costs incidental to the issuance of the Series 2012 Bonds; and (2) the Issuer's Tax-Exempt Revenue Bonds (Hobart and William Smith Colleges Project), Series 2014 (the "Series 2014 Bonds"), issued in the original principal amount of $14,295,000, the proceeds of which were applied (i) to the demolition of up to five (5) then-existing buildings on certain parcels of land totaling approximately 7.3 acres located at 311 Pulteney Street, City of Geneva, New York (the "Land") and the construction and equipping thereon of an approximately 65,000 square-foot, three (3) story, performing arts academic building, including faculty offices, practice rooms, teaching space, and performing venues, (ii) the construction of certain related surface improvements, including approximately 460 parking spaces and related site work, infrastructure and landscaping improvements located on and adjacent to the Land (the "Series 2014 Improvements"), (iii) the acquisition and installation in and around the Series 2014 Improvements of certain items of machinery, equipment and other tangible personal property located on the Land (the "Series 2014 Equipment"; and, together with the Series 2014 Improvements, the "Series 2014 Facility") and (iv) the paying of all or a portion of the costs incidental to the issuance of the Series 2014 Bonds, capitalized interest and any reserve funds as may have been necessary to secure the Series 2014 Bonds; and (B) paying certain costs incidental to the issuance of the Series 2020A Bonds (the costs associated with items (A) and (B) above hereinafter collectively referred to as the "2020 Project Costs"); and

WHEREAS, the proceeds of the Series 2007 Bonds were used to finance a certain project consisting of: (A) the financing of the following buildings and improvements on the Colleges' existing approximately 190-acre campus located at 337 Pulteney Street, Geneva, New York (the "2007 Campus"): (i) the construction of an approximately 22,000 square-foot, two-story addition to the existing approximately 46,820 square-foot building known as the "Scandling Center" (the "Existing Scandling Improvements") to provide a café, multi-purpose room and related improvements and the general renovation and upgrading of the Existing Scandling Improvements, including, new carpeting and air

conditioning (collectively, the "Scandling Improvements"); (ii) the construction of an approximately 3,360 square-foot addition to and the general renovation and upgrading of the existing "Bristol Field House" and the construction of an approximately 4,500 square-foot addition to and the general renovation and upgrading of the existing "Elliot Varsity House" for the purpose of enhancing sport and recreational activities (collectively, the "Field House Improvements"); (iii) the construction of an approximately 15,300 square-foot addition to the existing student housing building known as "Odell's Pond" to provide for approximately 50 additional beds (the "Odell's Pond Improvements"); (iv) the general renovation and upgrading of the following administrative and academic buildings located on the 2007 Campus, Coxe Hall, 623 South Main, 603 South Main, Smith Hall, Williams Hall, science buildings, library and other miscellaneous buildings and improvements, to include, but not be limited to new roofs, windows, doors, floors and ceilings, electrical system, plumbing and HVAC replacement (the "General Renovations"); and (v) the acquisition and installation in the Colleges' administrative departments of new information technology software programs and related improvements (the "IT Improvements" and, together with the Scandling Improvements, the Field House Improvements, the Odell's Pond Improvements and the General Renovations, the "2007 Improvements"); (B) the acquisition and installation in and around the 2007 Improvements of certain machinery, equipment and other items of tangible personal property (the "2007 Equipment" and, collectively with the 2007 Improvements, the "2007 Facility"); (C) paying certain costs and expenses incidental to the issuance of the Series 2007 Bonds (the costs associated with items (A) through (C) above being hereinafter referred to as the "2007 Project Costs"); and (D) the acquisition by CGIDA of an interest in the 2007 Facility and the lease (with an obligation to purchase) or sale of such interest in the 2007 Facility back to the Colleges; and

WHEREAS, the City Council has been advised by the Issuer that the Issuer proposes to issue, subsequent to the execution of this Certificate, the Series 2026 Bonds in a principal amount sufficient to fund all or a portion of the Project Costs, together with incidental costs in connection therewith, which maximum aggregate stated principal amount is presently estimated not to exceed $93,000,000 and, to the extent the Series 2026 Bonds are issued as tax-exempt bonds, they would be issued as qualified 501(c)(3) bonds under Section 145 of the Code, the interest on which is excluded from gross income for federal income tax purposes (the "Tax-Exempt Bonds"); and

WHEREAS, pursuant to Section 147(f) of the Code, interest on the Tax-Exempt Bonds will not be excludable from gross income unless the issuance of the Tax-Exempt Bonds shall be approved by the City Council after the Issuer has conducted a public hearing thereon following reasonable public notice; and

WHEREAS, on February 2, 2026, in accordance with the Notice of Public Hearing posted on January 21, 2026 on the Issuer's website, the Issuer held a public hearing to consider both the nature and location of the proposed Project and the plan of financing the Project by the issuance from time to time of the Series 2026 Bonds, and a record of the public hearing has been made available by the Issuer to the City Council; and

WHEREAS, neither the Series 2026 Bonds nor any other obligation of the Issuer shall be a debt of the State or any political subdivision thereof, including the City of Geneva, New York, the municipality for whose benefit the Issuer was established, nor shall the State or any political subdivision thereof, including the City of Geneva, New York be liable thereon; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENEVA AS FOLLOWS:

Section 1. For the sole purpose of qualifying the interest payable on the Tax-Exempt Bonds for exclusion from gross income for federal income tax purposes pursuant to the provisions of Sections 103 and 145 of the Code, the undersigned, as the applicable elected representative of the City of Geneva, New York, hereby approves the issuance by the Issuer of the Series 2026 Bonds in one or more issues or series in a maximum aggregate stated principal amount not to exceed $93,000,000, provided that the Series 2026 Bonds, and the premium (if any) and interest thereon, shall be special obligations of the Issuer and shall never be a debt of the State of New York or any political subdivision thereof, including the City of Geneva, New York and neither the State of New York nor any political subdivision thereof, including the City of Geneva, New York shall be liable thereon.

Section 2. This Resolution shall be deemed to be made for the benefit of the holders of the Series 2026 Bonds.

ACTION TAKEN by Clr. Gillotte; seconded by Clr. Petropoulos
MOVED THAT this resolution be approved
MOTION CARRIED UNANIMOUSLY (7-2 absent)

22. RESOLUTION – Establishing a Public Hearing for the Sale of 38 Jackson Street

Assistant City Manager Youngs presented the following resolution:

WHEREAS, pursuant to a tax foreclosure action conducted by the City of Geneva, the City has the right to acquire fee title to 38 Jackson Street, parcel number 104.8-1-47 (the "Property"); and
WHEREAS, the Property is not utilized or needed for any public purpose, and therefore constitutes surplus real property of the City; and
WHEREAS, the Property Acquisition and Disposition Committee recommends the sale for the property located at 38 Jackson Street; and
WHEREAS, pursuant to the City Charter and applicable law, a public hearing must be held prior to authorizing the sale of City-owned real property.
NOW, THEREFORE, BE IT RESOLVED, that the Geneva City Council hereby sets a Public Hearing for March 4, 2025, at 7:00 p.m. in the Geneva City Hall Council Chambers for the purpose of receiving public comment on the proposed sale of the 38 Jackson Street; and
BE IT FURTHER RESOLVED, that the City Clerk is directed to publish notice of said Public Hearing in accordance with all applicable legal requirements.

ACTION TAKEN by Clr. Lavin; seconded by Clr. Gummoe
MOVED THAT this resolution be approved
MOTION CARRIED UNANIMOUSLY (7-2 absent)

23. BOARD AND COMMISSION APPOINTMENTS

ACTION TAKEN by Clr. Gillotte; seconded by Clr. Petropoulos
MOVED THAT Kyle Olschewske be appointed to the IDA Board
MOTION CARRIED UNANIMOUSLY (6-1 abstain - 2 absent)

24. ADJOURNMENT

ACTION TAKEN by Clr. Gummoe; seconded by Clr. Brennan
MOVED THAT the meeting be adjourned at 9:53pm
MOTION CARRIED UNANIMOUSLY (7-2 absent)

Nicole Tillotson
City Clerk