

AGENDA

REGULAR COUNCIL MEETING

CITY OF GENEVA, NEW YORK

March 4, 2026

**City Hall
2nd Floor Council Chambers
47 Castle Street
Geneva, NY**

**EXECUTIVE SESSION STARTS AT 6:00 pm
To discuss proposed, pending, or current litigation.**

COUNCIL MEETING STARTS AT 7:00PM

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- I. CALL TO ORDER – Mayor Jim Cecere
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. PUBLIC HEARING
 - a. Sale of City Owned Property – 38 Jackson Street
- V. COUNCIL REPORTS
- VI. PUBLIC COMMENT
- VII. PROCLAMATIONS
 - a. Registered Dietitian Nutritionist Day
- VIII. DISCUSSION
 - a. 2026 Strategic Plan - *Mayor Cecere*
 - b. Home Rule – *City Attorney Hou*
 - c. Board and Commissions Appointments – *Councilor Gillotte and Councilor Gummo*
- IX. REPORTS
 - a. Mayor's Report
 - i. Finance Ad Hoc Committee Update
 - ii. Strategic Plan Update
 - b. City Manager's Report
- X. PRESENTATION
 - a. Public Safety Briefing
 - i. *Chief Eveland - Police Department - p.3*
 - ii. *Chief Parotta - Fire Department - p.5*
 - b. 2025 Financial Review - *Comptroller Blowers*
 - c. Ironman

XI. UNFINISHED BUSINESS

- a. RESOLUTION – Amending the Memorial Bench Program – *Councilor Lavin – p.8*
- b. RESOLUTION – Sale of 38 Jackson Street - *City Manager Hendrix - p.10*

XII. NEW BUSINESS

- a. RESOLUTION – Authorizing the Approval of NYSEG Site Management Access License at 255 Exchange St - *City Attorney Hou - p.12.*
- b. RESOLUTION - SEQRA Authorizing the Issuance of Serial Bonds to Finance Various Capital Improvement Projects – *Comptroller Blowers – p.14*
- c. RESOLUTION – Authorizing the Issuance of Serial Bonds to Finance Various Capital Improvement Projects – *Comptroller Blowers – p.17*
- d. RESOLUTION - Aid and Incentives for Municipalities – *Mayor Cecere - p.28*

XIII. CONSIDERATION OF MEETING MINUTES

- a. February 4, 2026 – p.32
- b. February 12, 2026 -p.44

XIV. BOARD AND COMMISSION APPOINTMENTS

- a. Joshua Fraass – Zoning Board of Appeals
- b. Wade Windsor – Zoning Board of Appeals
- c. Cheryl D'Amico – Recreation Advisory Board
- d. Danielle O'Brien - Recreation Advisory Board
- e. Deven Siesel - Recreation Advisory Board
- f. Geoffrey Hellauer Geiger - Recreation Advisory Board

XV. ADJOURNMENT



Police Department Overview

Chief Ron Eveland – Reveland@cityofgeneva.ny.gov

Department Overview: The Geneva Police Department is an accredited law enforcement agency charged with protecting life and property within the City of Geneva. The Department is staffed across multiple divisions, including administration, uniform division, and the detective bureau.

The patrol division is responsible for traditional law and order operations, including crime prevention, vehicle and traffic enforcement, and investigations/enforcement of violations of state and local law. Many patrol division officers also serve on special details, including support as School Resource Officers, D.A.R.E. education officers, bicycle and foot patrol, police instructors, evidence technicians, and special event support.

The detective bureau includes detectives and youth officers, and the Drug Enforcement Unit, which conducts extensive operations in the area of drug eradication. The lieutenant detective in charge of overseeing the detective bureau is also responsible for serving as the evidence custodian, maintaining the organization and chain of custody of all items taken in as evidence, a monumental task to behold. All detectives assigned to the bureau are certified in basic criminal investigations. They also continue to seek further advancement in fields of interviewing techniques, digital evidence collection, search warrant writing procedures, and the list goes on.

Many of Geneva's command and patrol officers hold certifications as instructors in a range of critical operations areas, which support nearly continuous training operations in the department. Having in-house instructors saves the department time and money by having the opportunity to train internally. Our instructors include, but are not limited to, general police topics, firearm instructors, department armorers, defensive tactics to include taser and oleoresin capsicum instructors, emergency vehicle operation, and more.

The Department maintains a set of accredited policies and procedures to ensure that best practices in law enforcement are consistently maintained. Re-accreditation occurs every 5-years by assessors assigned by the Division of Criminal Justice Services. The Department has maintained its accreditation since 2006.

Number of Staff: The department is led by a Police Chief who is supported by two Lieutenants and six sergeants. One Lieutenant oversees the patrol operations and the other is assigned as the lieutenant detective. As of 2026 there are 26.5 full-time funded police officer positions on the roster, of which 3 also serve as detectives and 2 serve as school resource officers.

One thing most people don't know about the Police Department: We do not have a desk officer operating a phone 24/7. Prior to 2016, we had a desk officer/dispatcher that was available to take walk-in complaints or answer the phone to assist citizens or dispatch officers as needed. We are dispatched through Ontario County 911 Center, where if needing to speak to an officer, it is most appropriate to call.

Work Program Goals: By December 2026 the Geneva Police Department will modernize parking enforcement practices, expand officer wellness programming, and implement at least three community outreach initiatives, with measurable improvements in enforcement efficiency and community engagement.

- **Parking Enforcement System Upgrade**

Modernize parking enforcement technologies and practices, including ordinance and signage review. An analysis of parking enforcement technology began in 2025 and procurement is being finalized in q1 of 2026. We will have the new system up and running by Q3 2026.

- **Officer Wellness Initiatives**

Expand wellness programming through partnerships to support the physical and mental health of first responders. We will begin this expansion by researching local providers that specialize in working with first responders by Quarter 3. We will also be certifying a select number of officers in-house to become certified peer support counselors following a New York State Executive Law update in 2026. Currently waiting guidance from the Division of Criminal Justice Services.

- **Community Outreach Expansion**

Strengthen community engagement initiatives, including relaunching the motorcycle program. Utilizing non-local tax dollars, we are working to procure a motorcycle to begin this program. We hope to have a motorcycle program launched by Q2 2026 which will be used for community events, parades, funeral escort services, as well as targeted vehicle and traffic enforcement.

Performance Indicator	Measure	2026 Target	Monitoring Date
Parking Enforcement	New system/process deployed	Implemented	Q3
Officer Wellness	Wellness initiatives launched	≥ 2 programs	Annual
Community Outreach	Outreach initiatives/events	≥ 3	Annual

Annual Metrics	2023	2024	2025
Total Police Calls Dispatched	35,203	37,083	38,121
Body Worn Camera Activation Compliance Hours	22,494	25,558 (6,113 hours of video)	20,116 (8,723 hours of video)
Use of Force Incident Completion	31	53	63
Total Overtime Hours	4,056	3,174	2,534

Challenges: One challenge we face at the Department is an increase in call volume as well as an increase in total arrests made. State legislature has made significant changes to the criminal justice system with bail reform, discovery law changes, and raise the age. This significantly impacts the amount of time officers spend facilitating an arrest, completing the necessary paperwork, and transporting the individual to a correctional facility/CAP as needed.



Fire Department Overview

Fire Chief Del Parrotta – Dparrotta@cityofgenevany.gov

Department Overview

The City of Geneva Fire Department (GFD) provides comprehensive fire protection, life safety, and code enforcement services to the residents, businesses, and institutions of the City of Geneva. The Department operates as a hybrid model comprised of career firefighters and a strong volunteer force representing three historic companies: Hydrant Hose Company, Nester Hose Company, and the C.J. Folger Hook and Ladder Company.

The Department's mission extends well beyond emergency response. GFD is responsible for:

- Fire suppression and emergency operations
- Fire safety and life-safety education
- Development process review and construction inspections
- Enforcement of New York State Uniform Fire Prevention and Building Code
- Administration of over 2,000 operating permits
- Mutual-aid response coordination across the region

All career firefighters are certified New York State Building Inspectors or Code Enforcement Officers. This cross-training model ensures operational readiness while maintaining regulatory compliance and development oversight within the City. This integrated approach allows GFD to proactively reduce risk before emergencies occur.

Apparatus and Operational Readiness

The Department maintains six front-line fire apparatus strategically deployed to address structural fires, technical rescues, hazardous environments, and mutual-aid requests. Equipment readiness, preventative maintenance, and compliance testing are conducted on a continuous schedule to ensure reliability.

Operational readiness includes:

- Annual and ongoing training exceeding 5,900 cumulative career staff hours in 2025
- Pre-incident planning for commercial and multi-family occupancies
- Fire hydrant inspections and water supply coordination
- Interoperable communications with regional partners
- Participation in county and interagency emergency planning

Fire prevention remains central to our operational philosophy. Prevention reduces fire loss, stabilizes insurance ratings, and enhances community resilience.

Staffing Model

The Department is led by a Fire Chief and Deputy Fire Chief and staffed by:

- 18 Career Firefighters
- Over 100 Volunteer Firefighters across three companies

- 1.5 FTE Administrative Aides (.5 shared with Code Enforcement)

Within these ranks are certified EMTs, Fire police, interior and exterior firefighters, and specialty-trained personnel. The hybrid staffing model provides both fiscal efficiency and surge capacity during large-scale incidents.

What the Public Doesn't Always See

Emergency responses are the visible portion of a much broader public safety system.

Behind each call for service are:

- Structured, scenario-based training evolutions
- High-risk/low-frequency incident rehearsals
- Building inspections and fire code enforcement
- Equipment testing and apparatus maintenance
- Pre-planning for high-hazard occupancies
- Mental and physical readiness programs

Firefighters aren't just reacting to emergencies—we're actively working every day to prevent them, reduce their impact, and make sure we're ready when prevention fails.

Work Program Goals – 2026

By Q4 2026, the Geneva Fire Department will enhance operational readiness and community safety through the following strategic initiatives:

1. Shared Fire Services Collaboration

Continue strengthening regional partnerships to improve efficiency, interoperability, and coordinated response capabilities.

- Maintain quarterly regional fire service meetings (initiated February 2025)
- Analyze regional call data and response trends
- Explore shared-service efficiencies (training, testing, specialty teams)
- Improve mutual-aid coordination frameworks

This collaboration supports operational depth while maintaining fiscal responsibility.

2. Technical and Specialized Rescue Capacity

Expand in-house capability for complex rescue disciplines, including:

- Rope Rescue
- Confined Space Rescue
- Structural Collapse Rescue

Training will begin in Q2 2026, with designated firefighters completing discipline-specific coursework and practical evolutions. This expansion strengthens the City's ability to manage high-risk incidents without over-reliance on external specialty teams.

3. Fire Prevention Education and Outreach

Increase community engagement and fire safety education efforts by 15% in 2026.

Initiatives include:

- Monthly public education events
- School-based fire prevention programs
- Senior safety outreach

- Community risk reduction campaigns
- Development process engagement and permit oversight

Proactive outreach directly supports loss reduction and insurance stabilization efforts.

4. Medical Billing Feasibility Review

Conduct a structured operational and financial review of potential EMS medical billing implementation.

This analysis will include:

- Legal and regulatory considerations
- Cost-benefit modeling
- Staffing and administrative implications
- Impact on residents
- Comparative benchmarking with peer municipalities

The feasibility report will be presented to Council in Q4 2026 for policy-level discussion.

Performance Indicator	Measure	2026 Target	Monitoring Date
Specialized Rescue	Teams/capabilities expanded	≥ 2 disciplines	Q4
Fire Prevention	Education/outreach increase	+15%	Annual
EMS Billing Review	Feasibility analysis	Completed	Q4

Annual Metrics	2023	2024	2025
Number of Calls	1,907	2,759	2,547
Number of Mutual Aid Calls	44	36	38
Number of Code Enforcement Visits	678	711	798
Cumulative Hours of Training Received by Career Staff	6,300	5,714	5,907



Geneva City Council Agenda Item Briefing

To: Mayor Cecere and the Geneva City Council

From: Councilmember Lavin and Co-Sponsor Councilmember Brennan

Meeting Date: March 4, 2026

Item Title: RESOLUTION AMENDING MEMORIAL BENCH PROGRAM

Action Required:

City Council is authorizing the approval of at least ten (10) additional memorial bench locations within designated lakefront areas, which will subject to final site review by staff. The cost for new lakefront memorial benches shall be set at two (2) times the standard bench dedication fee, with the additional revenue dedicated to a memorial bench maintenance fund.

The new lakefront memorial bench dedications shall be granted for a ten (10) year term which upon expiration of the dedication term, the original sponsor or family shall be granted the right of first renewal, at a renewal cost as determined by staff and approved annually by City Council.

Summary of Action:

Alternative is that Council could leave program as is.

Financial Impact:

None

RESOLUTION # 10-2026

Amending the Memorial Bench Program

WHEREAS, the City of Geneva established the Memorial Bench Program in 2008 to allow residents to commemorate loved ones while enhancing public spaces; and

WHEREAS, the City conducted a comprehensive review of the program in 2025 to evaluate capacity, condition, and cost; and

WHEREAS, the City Council has reviewed staff recommendations and considered proposed program modifications; now therefore, be it

RESOLVED, by the City Council of the City of Geneva that the City authorizes the approval of at least ten (10) additional memorial bench locations within designated lakefront areas, subject to final site review by staff; and further be

RESOLVED, that the cost for new lakefront memorial benches shall be set at two (2) times the standard bench dedication fee, with the additional revenue dedicated to a memorial bench maintenance fund, and further be

RESOLVED, that new lakefront memorial bench dedications shall be granted for a ten (10) year term which upon expiration of the dedication term, the original sponsor or family shall be granted the right of first renewal, at a renewal cost as determined by staff and approved annually by City Council, and further be

RESOLVED, that staff is directed at this time to update program guidelines, fee schedules, and public communication materials consistent with this Resolution.



**GENEVA CITY COUNCIL
AGENDA ITEM BRIEFING**

To: The Members of the Geneva City Council
From: Amie Hendrix, City Manager
Meeting Date: March 4, 2026
Item Title: Resolution Supporting a Sale of Surplus Real Estate Parcel located at 38 Jackson Street

Action Required:

Approval of this resolution authorizes the City Attorney and City Manager to execute a sales agreement

Background:

The City of Geneva owns the parcel located at 38 Jackson Street, and the Property Acquisition and disposition Committee recommend proceeding with its sale.

Habitat for Humanity has offered \$5,000 for the parcel, to build a single-family home.

Alternatives:

City Council could choose not to sell the property.

Financial Impact:

Revenue: The sale of this parcel will return the property to the tax rolls and generate sale proceeds.

Costs: Standard legal and administrative costs for processing this sale.

City Manager, Amie M. Hendrix
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RESOLUTION # 11-2026

RESOLUTION SUPPORTING A SALE OF SURPLUS REAL ESTATE PARCEL LOCATED AT 38 JACKSON STREET

WHEREAS, the City of Geneva has obtained property located at 38 Jackson Street through the City foreclosure process, parcel number 104.8-1-47 (the "Property"), and

WHEREAS, said public hearing was held on March 4, 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 Habitat for Humanity of Greater Rochester (the "Property Purchaser") 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

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. 104.8-1-47) for a purchase price of \$5,000 to the Property Purchaser 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.



**GENEVA CITY COUNCIL
AGENDA ITEM BRIEFING**

To: Mayor and City Council

From: David Hou, City Attorney

Meeting Date: March 4, 2026

Item Title: Approval of a site management access license and environmental easement at 255 Exchange St.

Action Required:

Approval of an environmental easement for the DEC, and a site management license access for NYSEG at 225 Exchange St.

Background:

NYSEG and the DEC entered into an Order on Consent and remediation of property including a portion of the Public Safety Building lot. Remediation is complete and an easement is necessary for future environmental monitoring, and to fulfill obligations under the Order on Consent.

Alternatives:

NYSEG and the City are obligated to provide the environmental easement. In 2005 the city granted NYSEG permission to access the site and to install monitoring well that are subject to the current Site Management Access License.

Financial Impact:

None

RESOLUTION # 012-2026

AUTHORIZING THE APPROVAL OF A SITE MANAGEMENT ACCESS LICENSE AND ENVIRONMENTAL EASEMENT AT 255 EXCHANGE STREET.

WHEREAS, the City owns the rights-of-way for Railroad Place, Wadsworth Street and East Lewis Street and real property located at 255 Exchange Street, also fronting on Railroad Place, a/k/a the City of Geneva Public Safety Building (collectively as the “Public Safety Building Lot”); and

WHEREAS, NYSEG and the New York State Department of Environmental Conservation (“DEC”) entered into an Order on Consent, remediation of certain properties which were formerly the location of a manufactured gas plant (“MGP”) in the vicinity of Wadsworth Street and Railroad Place, and which includes a portion of the Public Safety Building Lot; and

WHEREAS, NYSEG has completed the remediation of the former MGP parcel and in order for NYSEG to prepare a Final Engineering Report for DEC, the DEC requires NYSEG and the City, as current owners of the former MGP parcel, to provide an environmental easement for the purpose of future environmental monitoring of the site, and in order to fulfill its obligations under the Order on Consent with DEC, NYSEG requires a Site Management Access License to access the Public Safety Building Lot;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva, New York that the City Manager is hereby authorized to execute the Environmental Easement and Site Management Access License, in a form substantially similar to the attached and approved by the City Attorney, and any other documents reasonably required to effectuate the same.



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Adam Blowers

Meeting Date: March 4, 2026

Item Title: Resolution Classifying Capital Improvement Projects In 2026 As Type II Actions Under SEQRA And Determining No Review Required

Actions Required:

A vote on a resolution classifying multiple capital improvement projects as Type II Actions under SEQRA requiring no review.

Background:

Under New York's State Environmental Quality Review Act (SEQRA) all revisions to land use are subject to environmental review. Prior to bonding for any capital improvement projects, City Council must make a SEQRA determination. The projects include:

- (a) Clinton/Cherry/Elmwood Street Reconstruction and repaving
- (b) Cellular Water Meters
- (c) Generator Upgrade – Water Treatment Plant
- (d) Sewer Infrastructure Maintenance Program
- (e) Street Resurfacing Program – various streets

Staff recommends classifying all projects as Type II Actions under SEQRA. The proposed projects can be defined under the following examples for a Type II Action in the State of New York, Title 6. Department of Environmental Conservation, Chapter VI. General Regulations, Part 617. State Environmental Quality Review (6 CRR-NY 617.5 NY-CRR):

- Maintenance or repair involving no substantial changes in an existing structure or facility (617.5(c)(1)); replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, unless such action meets or exceeds any of the thresholds in section [617.4](#) of this Part (617.5(c)(2));

Office of the City Manager

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- Re-paving of existing highways not involving the addition of new travel lanes (617.5(c)(4)); "street openings and right-of-way openings for the purpose of repair or maintenance of existing utility facilities (617.5(c)(5)).
- The purchase or sale of furnishings or equipment under SEQRA, Title 6. Department of Environmental Conservation, Chapter VI. General Regulations, Part 617. State Environmental Quality Review (6 CRR-NY 617.5 NY-CRR).

As Type II actions, the above projects need no SEQR review.

Alternatives:

N/A

Financial Impact:

N/A

Attachments: Resolution Classifying Capital Improvement Projects As Type II Actions Under SEQRA And Determining No Review Required

RESOLUTION # 013-2026

**RESOLUTION CLASSIFYING CAPITAL IMPROVEMENT PROJECTS IN 2026
AS TYPE II ACTIONS UNDER SEQRA AND DETERMINING NO REVIEW REQUIRED**

WHEREAS, the City of Geneva intends to bond for multiple 2026 capital improvement projects, and;

WHEREAS, the City Council of the City of Geneva has expressed its interest and intention to undertake an environmental assessment of the proposed adoption under the auspices of the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the City Council will make a determination on the following projects:

- (a) Clinton/Cherry/Elmwood Street Reconstruction and repaving
- (b) Cellular Water Meters
- (c) Generator Upgrade – Water Treatment Plant
- (d) Sewer Infrastructure Maintenance Program
- (e) Street Resurfacing Program – various streets

WHEREAS, the City Council has determined that the proposed projects can be defined under the following examples for a Type II Action in the State of New York, Title 6. Department of Environmental Conservation, Chapter VI. General Regulations, Part 617. State Environmental Quality Review (6 NYCRR § 617.5(c)(1)): maintenance or repair involving no substantial changes in an existing structure or facility (617.5(c)(1)); replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, unless such action meets or exceeds any of the thresholds in § 617.4 (§ 617.5(c)(2)); re-paving of existing highways not involving the addition of new travel lanes (§ 617.5(c)(4));" street openings and right-of-way openings for the purpose of repair or maintenance of existing utility facilities (§ 617.5(c)(5)); and the purchase or sale of furnishings or equipment under SEQRA, Title 6. Department of Environmental Conservation, Chapter VI. General Regulations, Part 617. State Environmental Quality Review (6 NYCRR § 617.5).

WHEREAS, the City Council has determined that the proposed projects qualify as Type II Actions under SEQRA as defined in 6 NYCRR § 617.5.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva, New York that the proposed projects are classified as Type II Actions pursuant to SEQRA and need no review.

RESOLVED this 4th day of March, 2026



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Adam Blowers, City Comptroller

Meeting Date: March 4, 2026

Item Title: Resolution Authorizing the Issuance of Bonds for Public Improvements

Background:

This bond resolution is being brought forward to authorize the issuance of \$5,050,000 in Bond Anticipation Notes (BAN) based on the approval of the 2026 capital plan in the annual budget. The list of the projects being funded is attached to this document.

Financial Impact:

This resolution will create annual debt service payments, starting in 2027. It will add approximately \$285,000 to the annual debt service. In 2027, annual debt service is scheduled to decrease by approximately \$567,000. The total bond resolution amount is split between the General, Water and Sewer funds based on project.

Comptroller's Office

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Capital Improvement Program 2026

Project	Estimated Cost	Funding	Fund	Project Cost
Clinton & Cherry & Elmwood Street Reconstruction	\$500,000	Bond	General	\$3,500,000
	\$1,500,000	Bond	Water	
	\$1,500,000	Bond	Sewer	
Cellular Water Meters	\$400,000	Bond	Water	\$800,000
	\$400,000	Bond	Sewer	
Generator at Water Treatment Plant	\$500,000	Bond	Water	\$500,000
Sewer Infrastructure Maintenance Program	\$250,000	Bond	Sewer	\$250,000
Street Resurfacing Program -- Various Streets	\$500,000	CHIPS	General	\$500,000
Total	\$5,550,000			\$5,550,000

	Bond Total	Fund Balance	CHIPS	Grant
General	\$ 500,000	\$ -	\$ 500,000	\$ -
Water	\$ 2,400,000	\$ -	\$ -	\$ -
Sewer	\$ 2,150,000	\$ -	\$ -	\$ -
Total	\$ 5,050,000	\$ -	\$ 500,000	\$ -

RESOLUTION NO. 014 – 2026

BOND RESOLUTION, DATED MARCH 4, 2026, OF THE CITY OF GENEVA, ONTARIO COUNTY, NEW YORK (THE “CITY”), AUTHORIZING THE ISSUANCE OF SERIAL BONDS OF THE CITY IN AN AMOUNT NOT TO EXCEED \$5,050,000 TO FINANCE VARIOUS CAPITAL IMPROVEMENT PROECTS THROUGHOUT THE CITY

WHEREAS, the City Council of the City of Geneva (the “City Council”) has determined to undertake the construction or reconstruction of or addition to various city streets, sewer infrastructures, waste water equipment, lakefront structures and the upgrade of communication and radio systems, as further described herein and to appropriate funds for such specific object or purpose and to make certain determinations in connection with such specific object or purpose; and

WHEREAS, all other conditions precedent to the financing of each of the specific object or purpose hereinafter described, have been performed and no other action need be taken by the City Council as a pre-condition to the adoption of this resolution; and

WHEREAS, the City Council now wishes to appropriate funds for the foregoing specific object and purpose and to authorize the issuance of the City’s bonds and bond anticipation notes to be issued to finance said appropriation.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GENEVA, ONTARIO COUNTY, NEW YORK HEREBY RESOLVES (by the affirmative vote of not less than two-thirds of all the members of such body), AS FOLLOWS:

SECTION 1(a). The construction, reconstruction, widening, or resurfacing of roads and streets throughout the City, including Clinton, Cherry, and Elmwood Streets, including sidewalks, curbs, gutters, drainage, landscaping, grading or improving the rights of way, including the improvements in connection therewith, and including resurfacing with a rigid base pavement with sheet asphalt wearing surface is hereby authorized at a maximum estimated cost not to exceed \$500,000.

SECTION 1(b). It is hereby determined that the plan of finance of the class of objects or purposes described in section 1(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$500,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such class of objects or purposes, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned class of

objects or purposes is fifteen (15) years pursuant to subdivision 20(d). of Section 11.00(a) of the Local Finance Law.

SECTION 2(a). The acquisition, construction, reconstruction, or addition to a water supply or distribution systems throughout the City, including at Clinton, Cherry, and Elmwood Streets is hereby authorized at a maximum estimated cost not to exceed \$1,500,000.

SECTION 2(b). It is hereby determined that the plan of finance of the class of objects or purposes described in section 2(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$1,500,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such class of objects or purposes, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned class of objects or purposes is forty (40) years pursuant to subdivision 1. of Section 11.00(a) of the Local Finance Law.

SECTION 3(a). The acquisition, construction, reconstruction, or addition to sewer systems throughout the City, including at Clinton, Cherry, and Elmwood Streets is hereby authorized at a maximum estimated cost not to exceed \$1,500,000.

SECTION 3(b). It is hereby determined that the plan of finance of the class of objects or purposes described in section 3(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$1,500,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such class of objects or purposes, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned class of objects or purposes is forty (40) years pursuant to subdivision 4. of Section 11.00(a) of the Local Finance Law.

SECTION 4(a). The purchase, installation, or replacement of a cellular water meters throughout the City is hereby authorized at a maximum estimated cost not to exceed \$800,000.

SECTION 4(b). It is hereby determined that the plan of finance of the class of objects or purposes described in section 4(a) of these resolutions is as follows: (i) the issuance of serial bonds

of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$800,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such specific objects or purpose, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned specific object or purpose is twenty (20) years pursuant to subdivision 30. of Section 11.00(a) of the Local Finance Law.

Section 5(a). The acquisition, construction, reconstruction, or addition to a water supply or distribution systems throughout the City, including buildings, original furnishings, equipment, machinery or apparatus, or the replacement of such equipment, machinery or apparatus, including a generator at the City's water treatment plant is hereby authorized at a maximum estimated cost not to exceed \$500,000.

Section 5(b). It is hereby determined that the plan of finance of the class of objects or purposes described in section 5(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$500,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such class of objects or purposes, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned class of objects or purposes is forty (40) years pursuant to subdivision 1. of Section 11.00(a) of the Local Finance Law.

SECTION 6(a). The reconstruction of sewer systems throughout the City, including inspections incidental thereto, is hereby authorized at a cost not to exceed \$250,000.

SECTION 6(b). It is hereby determined that the plan of finance of the class of objects or purposes described in section 6(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$250,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives

grants or other funding from any source to fund such class of objects or purposes, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned class of objects or purposes is forty (40) years pursuant to subdivision 4. of Section 11.00(a) of the Local Finance Law.

SECTION 7. Subject to the provisions of this resolution and of the Local Finance Law, pursuant to the provisions of Section 30.00 relative to the authorization of the issuance of bond anticipation notes of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the City Comptroller (the “**City Comptroller**”), as chief fiscal officer of the City. Such notes will be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by the City Comptroller, consistent with the provisions of the Local Finance law.

SECTION 8. Except as otherwise provided herein, all other matters relating to such bonds, including the determination of whether to issue such bonds having substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the City by the facsimile signature of the City Comptroller, providing for the manual countersignature of a fiscal agent or of a designated official of the City), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, will be determined by the City Comptroller. It is hereby determined that it is to the financial advantage of the City not to impose and collect from registered owners of such serial bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph (c) of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the City Comptroller may determine.

SECTION 9. All other matters except as provided herein relating to the serial bonds herein authorized including the date, denominations, maturities and interest payment dates, within the limitations prescribed herein and the manner of execution of the same, including the consolidation with other issues, ability to sell to the New York State Environmental Facilities Corporation, and also the ability to issue serial bonds with substantially level or declining annual debt service, shall be determined by the City Comptroller. Such bonds will contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals, in addition to those required by Section 51.00 of the Local Finance Law, as the City Comptroller shall determine consistent with the provisions of the Local Finance Law. The City Comptroller is hereby further authorized, at his or her sole discretion, to execute a project finance agreement, and any other agreements with the New York State Department of Environmental Conservation and/or the New York State Environmental Facilities Corporation, including amendments thereto, and including any instruments (or amendments thereto) in the effectuation thereof, in order to effect the financing or refinancing of the objects or purposes described in Sections 2, 3, 4, 5, and 6 hereof, or a portion thereof, by a

bond, or note issue of said City in the event of the sale of same to the New York State Environmental Facilities Corporation. The power to issue and sell notes to the New York State Environmental Facilities Corporation pursuant to Section 169.00 of the Local Finance Law is hereby delegated to the City Comptroller. Such notes shall be of such terms, form and contents as may be prescribed by said City Comptroller consistent with the provisions of the Local Finance Law.

SECTION 10. The bonds, or bond anticipation notes issued in advance thereof, authorized hereby will be in fully registered form and be signed in the name of the City of Geneva, Ontario County, New York, by the manual or facsimile signature of the City Comptroller, and a facsimile of its corporate seal shall be imprinted or impressed thereon and may be attested by the manual or facsimile signature of the City Clerk.

SECTION 11. The faith and credit of said City of Geneva, Ontario County, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of said City a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

SECTION 12. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150 - 2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein. The temporary use of available funds of the City, not immediately required for the purpose or purposes for which the same were borrowed, raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Local Finance Law, for the capital purposes described in this resolution.

SECTION 13. The City Comptroller is further authorized to enter into a continuing disclosure undertaking with or for the benefit of the initial purchaser of the bonds or notes in compliance with the provisions of Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

SECTION 14. The validity of the bonds authorized by this resolution and of any bond anticipation notes issued in anticipation of said bonds may be contested only if:

(a) such obligations are authorized for an object or purpose for which the City is not authorized to expend money; or

(b) the provisions of law which should be complied with at the date of the publication of such resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication; or

(c) such obligations are authorized in violation of the provisions of the Constitution.

SECTION 15. This resolution shall take effect immediately and the City Clerk is hereby authorized and directed to publish the foregoing resolution, or a summary thereof, together with a notice attached in substantially the form as prescribed in Section 81.00 of the Law, in the official newspaper(s) of the City (a) for such publication, and (b) for the publication of the notice of sale in connection with any bonds or other obligations issued pursuant to this resolution.

STATE OF NEW YORK)
COUNTY OF ONTARIO) SS.:

I, the undersigned City Clerk of the City of Geneva, DO HEREBY CERTIFY as follows:

1. I am the duly qualified and acting City Clerk of the City of Geneva, Ontario County, New York (the “City”) and the custodian of the records of the City, including the minutes of the proceedings of the City Council, and am duly authorized to execute this certificate.

2. A regular meeting of the City Council of the City (the “City Council”) was held on March 4, 2026, and attached hereto is a true and correct copy of a resolution duly adopted at such meeting and entitled:

BOND RESOLUTION, DATED MARCH 4, 2026, OF THE CITY OF GENEVA, ONTARIO COUNTY, NEW YORK (THE “CITY”), AUTHORIZING THE ISSUANCE OF BONDS OF THE CITY IN AN AMOUNT NOT TO EXCEED \$5,050,000 TO FINANCE VARIOUS CAPITAL IMPROVEMENT PROECTS THROUGHOUT THE CITY

3. That said meeting was duly convened and held and that said resolution was duly adopted in all respects in accordance with the law and regulations of the City. To the extent required by law or said regulations, due and proper notice of said meeting was given. A legal quorum of members of the City Council was present throughout said meeting, and a legally sufficient number of members (2/3’s of the City Council) voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under the law, said regulations, or otherwise, incident to said meeting and the adoption of the resolution, including the publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

4. The seal appearing below constitutes the official seal of the City and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, I have hereunto set my hand and have hereunto affixed the corporate seal of the City of Geneva this ___ day of March 2026.

CITY OF GENEVA

By: _____
Nicole Tillotson, City Clerk

[SEAL]

ESTOPPEL NOTICE

The resolution, a summary of which is published herewith, has been adopted on March 4, 2026, and the validity of the obligations authorized by such resolution may be hereafter contested only if such obligations were authorized for an object or purpose for which the City of Geneva, Ontario County, New York is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of publication of this notice, or such obligations were authorized in violation of the provisions of the Constitution.

Nicole Tillotson, City Clerk
City of Geneva

SUMMARY OF BOND RESOLUTION

Set forth below is a summary of said resolution adopted by the City Council of the City of Geneva on March 4, 2026.

1. The resolution is entitled: “BOND RESOLUTION, DATED MARCH 4, 2026, OF THE CITY OF GENEVA, ONTARIO COUNTY, NEW YORK (THE “CITY”), AUTHORIZING THE ISSUANCE OF BONDS OF THE CITY IN AN AMOUNT NOT TO EXCEED \$5,050,000 TO FINANCE VARIOUS CAPITAL IMPROVEMENT PROECTS THROUGHOUT THE CITY”
2. The resolution authorized bonds or other obligations of the City for the following specific objects or purposes, in the following principal amounts, and with the following periods of probable usefulness (“PPU”):
 - (a) The construction, reconstruction, widening, or resurfacing of roads and streets throughout the City, including Clinton, Cherry, and Elmwood Streets, including sidewalks, curbs, gutters, drainage, landscaping, grading or improving the rights of way, including the improvements in connection therewith, and including resurfacing with a rigid base pavement with sheet asphalt wearing surface in the maximum principal amount of \$500,000; PPU 15 years;
 - (b) The acquisition, construction, reconstruction, or addition to a water supply or distribution systems throughout the City, including at Clinton, Cherry, and Elmwood Streets in the maximum principal amount of \$1,500,000; PPU 40 years;

- (c) The acquisition, construction, reconstruction, or addition to sewer systems throughout the City, including at Clinton, Cherry, and Elmwood Streets in the maximum principal amount of \$1,500,000; PPU 40 years;
 - (d) The purchase, installation, or replacement of a cellular water meters throughout the City in the maximum principal amount of \$800,000; PPU 20 years;
 - (e) The acquisition, construction, reconstruction, or addition to a water supply or distribution systems throughout the City, including buildings, original furnishings, equipment, machinery or apparatus, or the replacement of such equipment, machinery or apparatus, including a generator at the City's water treatment plant in the maximum principal amount of \$500,000; PPU 40 years
 - (f) The reconstruction of sewer lines throughout the City, including inspection incidental thereto in the maximum principal amount of \$250,000; PPU 40 years
3. The amount of the obligations to be issued is \$5,050,000.

The resolution summarized herein shall be available for public inspection during normal business hours at the offices of the City Clerk, City of Geneva, City Hall, 47 Castle Street, Geneva, New York, 14456.



**GENEVA CITY COUNCIL
AGENDA ITEM BRIEFING**

To: Mayor and City Council

From: Mayor Cecere and Deputy Mayor Gillotte

Meeting Date: March 4, 2026

Item Title: Resolution Calling for the State of New York to Permanently Adjust Aid and Incentives for Municipalities (AIM) Funding Reflecting Inflation and State Budget Growth and the Needs of Local Property Taxpayers

Action Required:

Approval of a resolution calling upon the Governor, the Division of the Budget, and the New York State Legislature to permanently adjust Aid and Incentives for Municipalities (AIM) funding to reflect inflation, state budget growth, and the needs of local property taxpayers.

Background:

The City of Geneva relies on Aid and Incentives for Municipalities (AIM) as a core and longstanding component of its general revenue to support essential municipal services. AIM is unrestricted state aid that helps fund everyday city operations and represents a fair form of revenue sharing between the State and local governments, reflecting income tax, sales tax, and associated fees generated locally and returned to municipalities.

Since State Fiscal Year 2011, AIM funding for the City of Geneva has remained fixed at \$1,942,613, despite significant increases in mandated costs including New York State Retirement System contributions, healthcare premiums, and other contractual obligations. While the City has implemented efficiencies and controlled spending growth at a rate below that of the New York State budget, stagnation in AIM funding has shifted an increasing share of the financial burden onto local property taxpayers.

If AIM had been adjusted for inflation since 2011, the City would receive approximately \$2,779,879.20 in 2026, representing a 43.1% increase over the current allocation. If AIM had instead grown proportionally with the New York State budget over the same period, the City's allocation would total approximately \$3,729,816.96.

Although the City appreciates Governor Hochul's recommendation of \$676,737 in temporary municipal assistance beyond annual allocations within the Executive Budget, as well as prior Temporary Municipal Assistance (TMA)

Office of the Mayor

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funding, one-time measures do not substitute for permanent, structurally reliable AIM funding necessary for long-term fiscal stability.

Statewide, permanently restoring AIM to its inflation-adjusted value would increase total AIM funding by approximately \$303.6 million, representing only 0.12% of the FY2026 New York State budget. This modest adjustment demonstrates that equitable AIM reform is fiscally attainable while providing meaningful relief to municipalities and local property taxpayers.

Without structural reform, AIM's share of the City of Geneva's budget has declined relative to the local property tax levy, increasing reliance on local taxpayers to fund essential municipal services. A permanent adjustment would rebalance the State–local partnership, allow for better long-term planning, maintain service quality, and reduce pressure on property taxes.

Alternatives:

Council could choose not to adopt the resolution.

Failure to adopt would result in no formal request from the City of Geneva to State leaders advocating for permanent AIM reform.

Financial Impact:

This resolution does not directly appropriate or expend City funds.

If enacted by the State, inflation-adjusted AIM funding would increase the City's annual unrestricted state aid.

RESOLUTION # 15-2026

Resolution Calling for the State of New York to Permanently Adjust Aid and Incentives for Municipalities (AIM) Funding Reflecting Inflation and State Budget Growth and the Needs of Local Property Taxpayers

WHEREAS, the City of Geneva relies on Aid and Incentives for Municipalities (AIM) as a core and longstanding component of its general revenue to support essential municipal services; and

WHEREAS, this adjustment is requested to restore an equitable balance between AIM funding and the City of Geneva local property tax levy after years of AIM stagnation, ensuring that local property taxpayers are not left to absorb the full inflationary growth of essential municipal service costs; and

WHEREAS, AIM represents a fair form of revenue sharing between the State and local governments, reflecting—in part—the income tax, sales tax, and associated fees generated by local property taxpayers and residents that flow to Albany and are returned to municipalities as AIM to support essential municipal services; **AIM is unrestricted state aid that helps fund everyday city operations so the full burden does not fall on local property taxes**; and

WHEREAS, while the City of Geneva appreciates Governor Hochul's recommendation of \$676,737 in temporary municipal assistance beyond annual allocations within the Executive Budget, one-time funding measures cannot substitute for permanent, structurally reliable AIM funding necessary for long-term fiscal stability and community investment; and

WHEREAS, since State Fiscal Year 2011, AIM funding for the City of Geneva has remained unchanged at \$1,942,613 even as costs for New York State Retirement System contributions, healthcare premiums, and other contractual obligations have significantly increased; and

WHEREAS, over the same period that AIM has remained stagnant, the City of Geneva local municipal budget has grown at a substantially smaller rate than the New York State budget, even as the City has implemented significant efficiency measures to reduce the cost of services and maintain core operations, while New York State mandates and non-discretionary cost increases—particularly healthcare and retirement obligations—have further constrained local budgets and increased pressure on local property taxpayers; and

WHEREAS, had AIM simply been adjusted for inflation since 2011, the City of Geneva, as an example, would be receiving 2,779,879.2 in 2026, an increase of 43.1% over the current fixed amount; and

WHEREAS, if AIM were indexed to match the growth of the New York State budget over the same period, the City of Geneva's allocation would be \$3,729,816.96

WHEREAS, in FY2026 the State of New York was able to fund over \$2 billion in one-time inflation relief payments to individuals and households, while AIM funding to cities remained flat demonstration that the capacity to address inflationary burden exists at the state level; and

WHEREAS, while the City of Geneva is thankful to receive Temporary Municipal Assistance (TMA) in the last two years and supported in the current Executive Budget recommendation, however that allocation was a short-term measure and not a substitute for permanent and structurally reliable funding; and

WHEREAS, without an adjustment to AIM, the financial burden of maintaining essential services has increasingly shifted to local property taxpayers, with AIM's share of the City of Geneva's budget shrinking by comparison, while the property tax levy

has grown. In 2011, AIM equaled approximately 31.25% of City of Geneva's property tax levy, compared to just 20.95% in 2026, further exemplifying how AIM funding stagnation has increased the burden on local property taxpayers; and,

WHEREAS, a permanent adjustment to AIM that accounts for inflation since 2011 would increase statewide AIM funding to cities, towns, and villages by approximately \$303.6 million, representing 0.12% of the FY2026 New York State budget (or roughly 1/8th of one percent), an amount demonstrating that equitable AIM reform is fiscally attainable and would have minimal impact on the State's overall financial plan, while providing a long needed correction; and

WHEREAS, the fiscal sustainability of upstate cities like the City of Geneva depends on a rebalanced partnership with New York State that allows municipalities to plan effectively, maintain service quality, and relieve pressure from overreliance on property taxes; now therefore be it

RESOLVED, that the City of Geneva City Council calls on the Governor, the Division of the Budget, and the New York State Legislature to take action in the SFY 2026–27 Budget to:

- **Permanently increase AIM funding** to reflect at minimum the inflation-adjusted equivalent of its 2011 value;
- **Consider a long-term structural model** that indexes AIM to either CPI or a proportional share of the state's general fund revenues;
- **Recognize that reliable, equitable AIM funding** is a matter of public service continuity and taxpayer fairness, not just discretionary aid; and

BE IT FURTHER RESOLVED, that this resolution be distributed from the Geneva City Council to:

- The Governor of the State of New York,
- New York State Budget Director,
- All members of the New York State Senate and Assembly,
- The New York State Conference of Mayors (NYCOM).

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. Gummo

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 beds, 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. Gilotte; 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

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

SPECIAL COUNCIL MEETING

February 12, 2026 – 6:00 PM
City Hall – 2nd Floor Council Chambers
47 Castle Street
Geneva, NY 14456

Presiding – Jim Cecere, Mayor

1. ROLL CALL

Present: Clr. Brennan, Clr. Kaim, Clr. Petropoulos, Clr. Gillotte, Clr. Lavin, Clr. Gummo

Absent: Clr. Grimald, Clr. Whitfield

2. EXECUTIVE SESSION

ACTION TAKEN by Clr. Gillotte; seconded by Clr. Petropoulos

MOVED THAT Council move to executive session at 6:04pm to discuss the proposed sale or exchange of securities held by such public body, collective bargaining, and the employment of a particular person or persons.

MOTION CARRIED UNANIMOUSLY (7-2 absent)

ACTION TAKEN by Clr. Gummo; seconded by Clr. Lavin

MOVED THAT council exit executive session at 8:57pm

MOTION CARRIED UNANIMOUSLY (7-2 absent)

3. ADJOURNMENT

ACTION TAKEN by Clr. Gummo; seconded by Clr. Petropoulos

MOVED THAT the meeting be adjourned at 8:57pm

MOTION CARRIED UNANIMOUSLY (7-2 absent)

Nicole Tillotson
City Clerk