

**Geneva Industrial Development Agency  
Geneva City Hall – Second Floor Teams Room  
And via Zoom livestreamed to GIDA’s YouTube Page  
Friday, March 6, 2026 – 8:30am  
Meeting Minutes**

**In Attendance:**

Anne Nenneau, Chair  
RJ Passalacqua  
Josh Kayn  
Lowell Dewey, via Zoom  
Kyle Olschewske

**Others Present:**

Amie Hendrix, City of Geneva  
Taylor Youngs, City of Geneva  
Nicole Tillotson, City of Geneva  
Chris Lavin, City Council  
Ryan Davis, Ontario County  
Melody Kuznair, Ontario County

**Necessarily Absent:**

Mike Reeder

**Meeting Called to Order**

Chair Nenneau called the meeting to order at 8:34am

Mr. Kane read the Industrial Development Agency’s Mission Statement.

**Approval of Meeting Minutes and Financial Report**

Mr. Passalacqua made a motion to approve the February 6, 2026 meeting minutes and February 2026 financial report, seconded by Mr. Kane; motion carried unanimously.

**Financial Report**

Comptroller Blowers shared that the only financial activity last month was the \$500 fee from Pivotal for their PILOT application. He reviewed that the checking account stands at \$24,000, with some year end bills from the city and audit that will need to be paid. The money market account balance is \$17,000, and the Certificate of Deposit balance is \$76,000. Discussion followed

Mr. Kayn made a motion to transfer \$10,000 from the money market account to the checking account, Mr. Olschewske seconded; motion carried unanimously.

**GEDC Report from Webster Properties**

Myles Webster reported that they recently signed a lease with Sampson Glass, and had a nice showing yesterday with a not-for-profit group. Mr. Webster reports no major roof issues over the winter. He sent email about the asbestos bid yesterday, explaining that they are on a good path for that project. City Manager Hendrix shared that the Fire Chief will delay the reinspection due to GEDC staffing needs. Assistant City Manager Youngs clarified that the inspection wasn’t of the complete space, and the Fire Marshall will look at more next time he’s there. Chair Nenneau wondered about the Sampson Glass space. Mr. Webster explained that they are in a carved out an area in a larger space, for equipment storage

Mr. Kayne wondered if financials have been received on the GEDC recently. Comptroller Blowers will request updated financials for the building. Discussion followed.

Mr. Kayne looked for clarification on the November 17, 2025 Payable report, specifically about the charge for labor expense of \$10,775 from Webster Properties. Mr. Kayne requested information on

those labor expenses, which Mr. Webster will search for and provide. Mr. Kayne also requested an updated financial report before the next board meeting. Mr. Webster agreed that should be the norm, will get back to providing that monthly report.

### **Pivotal PHP Pilot Application Update**

Assistant City Manager Youngs shared that the Board received responses from Pivotal, to their written requests. MRB is working on the CBA at this time.

### **DeSales PILOT Application**

Comptroller Blowers reached out to Andy Tyman, and will invite him to a meeting when the board is ready to vote on the amended application. This will most likely be on the April agenda.

### **Resignations and Nominations**

Mr. Reeder is experiencing an increased workload and work-related travel, and considering resignation. Chair Nenneau will follow up with him.

Ms. Regan resigned due to her commitments as an Ontario County Supervisor.

The Nominating Committee, Mr. Dewey and Mr. Passalacqua, will reconvene to address filling these two vacancies. Discussion followed around the size of the board.

### **Ongoing Projects**

City Manager Hendrix shared that Attorney Maier and Mr. Dewey are working on the sale of the Lake Street parcel for the Diner train. The purchaser would like to get local approvals before closing on the sale of the property. Discussion followed.

City Manager Hendrix shared details of a joint Economic Development meeting that was held last month, and included chairs of the LDC, BID, IDA, and City Staff. The organizations are continuing to divvy up responsibilities. Goals were identified that have been achieved, that are being worked towards, and some that may need to be revisited. This group will meet on a quarterly basis. Discussion followed.

City Manager Hendrix also shared that she will work with legal to finalize the RFP for Building C demolition. Discussion followed around asbestos and requesting funding from the Revolving Loan Fund for emergency asbestos abatement related to the Department of Labor complaint.

### **City Council Report**

Councilor Lavin shared that he appreciates the work the IDA is doing. He explained that City Council is reexamining how the City operates, to get Council more attuned to financial operations, noting that he sees potential for a much more informed council around the nature of the City's finances. He shared that there will be new procedures for how the City operates coming from the Finance Ad Hoc Committee; looking for more at return on investment for City assets. Councilor Lavin then raised concerns about staff involvement, looking for more collaboration and partnerships and engagement from the County. He also touched on the Downtown Economic Development and Housing Ad Hoc Committee.

### **Ontario County Updates**

Mr. Davis shared that the County's collaboration with the City of Geneva included his presence in the City each day this week. He shared that most of the boards he works with at the County continue to collaborate with the City, further explaining that the County is always the to support the City's efforts. Mr. Davis appreciates the partnership that the City has provided to Ontario County Economic Development, noting that City Manager Hendrix sat in on the Housing Coordinator interviews. The new coordinator has accepted the role and will begin work on April 20. Mr. Davis then highlighted

Ms. Kuznair's efforts in Geneva over her first four months in her role, that have exceeded expectations. In closing Mr. Davis shared that the County's Strategic Plan will go before the Ontario County Board of Supervisors next cycle, and is set to be adopted later this month.

### **Executive Session**

Mr. Passalacqua made a motion to enter into executive session at 9:10am to discuss sale or lease of real property, and negotiations related to proposed contractual agreements, seconded by Mr. Olschewske; motion carried unanimously.

The Board exited executive session at 9:37am

### **Appointment of Executive Director**

Mr. Passalacqua made a motion to appoint Assistant City Manager Youngs Executive Director of the Geneva IDA, Seconded by Mr. Kayne. Motion carried unanimously.

### **Adjournment**

The meeting was adjourned at 9:38am

Respectfully submitted,

*Nicole Tillotson*  
Geneva City Clerk