



Notice of Annual Meeting

Date: Nov. 1, 2024

To: Irene Rodriguez
R.J. Passalacqua
Lowell Dewey
Jan Regan
Catherine Price

From: Anne Nenneau, Chair

Re: Notice of Board of Directors' Meeting

The Geneva Industrial Development Agency will hold their Regular Meeting on Friday, November 8, 2024 at 8:30 am. The meeting will be held in the 2nd floor Teams Room at City Hall, 47 Castle Street, Geneva, NY. The meeting agenda is attached and available at <https://cityofgenevany.com/295/Industrial-Development-Agency-IDA>. The meeting will also be livestreamed on the IDA's YouTube Channel: <https://www.youtube.com/channel/UCVz4jDNtxuliy4SyugqQ8eg>.

Please confirm your attendance with David West, dwest@geneva.ny.us

Cc: David West, Executive Director
Chris Lavin, City of Geneva
Maureen Lee, Geneva City School District
Myles Webster, Webster Properties
Media: Steve Buchiere, Finger Lakes Times

City of Geneva Industrial Development Agency

Meeting Agenda

Title: City of Geneva IDA Regular Meeting

Location: City Hall, Teams Room (Second Floor)
47 Castle St., Geneva NY

Date & Time: November 8, 2024 at 8:30am



Agenda Item	Potential Outcome	Person Responsible
Call to Order		Anne Nenneau
Review of Mission Statement	Discussion	David West
Administrative		
Additions or deletions from the agenda	Motion to approve (if any)	Anne Nenneau
October Minutes	Motion to approve	Anne Nenneau
Financial Report - September & October	Motion to approve	Adam Blowers
GEDC		
Report from Webster Properties	Presentation	Myles Webster
Agenda Items		
GEDC Report	Presentation	Kristen Collins, C&S
Finalize Strategic Plan	Discussion, Motion to ammend and/or endorse	David West
Awards Committee	Report Out	Lowell
GEDC Committee	Report Out	Anne
Nominating Committee	Report Out	(RJ?)
Director's Report		
YMCA	Update	David West
OEO Property Sale Process	Update	David West
GEDC Winery Expansion	Report	David West

Executive Session	Motion to enter executive session to discuss proposed, pending or current litigation and proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by the IDA.	Anne Nenneau
Adjournment	Motion to adjourn	Anne Nenneau

Quorum (Confirmation Required)
Anne Nenneau, Chair
R.J. Passalacqua
Irene Rodriguez
Lowell Dewey
Catherine Price
Jan Regan

Staff
David West
Adam Blowers

Zoom will be available, and the meeting can be viewed on the GIDA's YouTube Channel

Join Zoom Meeting
<https://us02web.zoom.us/j/82411996291>
Meeting ID: 824 1199 6291
Passcode: N/A
Dial in: 929-205-6099

**Geneva Industrial Development Agency
City of Geneva's Teams Room Located at 47 Castle St. 2nd Floor
And via Zoom livestreamed to GIDA's YouTube Page
Friday, October 4, 2024 @ 8:30am
Meeting Minutes**

In Attendance:

Anne Nenneau, Chair
Irene Rodriguez
Lowell Dewey
RJ Passalacqua
Cathrine Price
Jan Regan

Others present:

Steve Maier
John Brennan, City of Geneva
David West, City of Geneva
Nicole Tillotson, City of Geneva
Myles Webster – via Zoom
Kristen Collins – via Zoom

Public Hearing

Meeting Called to Order

Chair Nenneau called the meeting to order at 8:30am.

June 2024 Meeting Minutes

Motion to approve September meeting minutes made by Lowell Dewey, seconded by Irene Rodriguez. Motion carried.

Financial Report

Ms. Rodriguez made a motion to approve the Financial Report.

Ms. Rodriguez noted that the report isn't complete and some dates are off, and for now considers this report a snapshot. Director West will review with Comptroller Blowers, for the specific items the board is looking for in this report.

Discussion followed regarding combining IDA and GEDC financials.

Approval of the Financial Report was tabled.

GEDC Report from Webster Properties

Myles Webster provided an update on the GEDC, beginning by reviewing tenant activity. There is a new jujitsu gym that signed a lease. The Element Winery build out is almost complete. The winery anticipates needing more space as they continue to expand. Discussion followed around the winery and testing required by DPW, as the City has concerns about protecting the water supply from industrial wine making. Challenges include winery staff following procedure. Management is working with staff to ensure nothing is going into the sewer system that the City doesn't want there. DPW is checking in regularly with the winery. Code may also require more ventilation of their space. Mr. Dewey pointed out that ventilation for their space should be on the walls, not the ceiling, as the roof in that part of the building is in good shape. Code will continue to be involved, and is asking the IDA to sign permits, which is a departure of past practice. Discussion followed around the winery expanding into the former Food Justice space. Chair Nenneau confirmed that there will still be a line to the banner door kept

open. Ms. Rodriguez wondered how things are going with the tumbling gym. Mr. Webster shared that the tenant is pleased with the space, they have a good business model and lots of business. Director West shared that he's happy to see that the GEDC shows a net income for the month.

GEDC Engineering Draft Report Presentation

Kristen Collins of C&S presented the draft Engineering Study report via Zoom. She reviewed the Facility Condition Assessment and explained how the report is structured, with four long term project recommendations with phasing suggestions, and four smaller projects that can be achieved quickly. A full facility hazardous materials study should be conducted, which will help the team identify possible funding sources via grants based on what that study reveals. Director West wondered if funding via BOAA might pay for such a study, Ms. Collins shared that it would, and that there are lots of funding sources for this type of study. The second recommendation is to demolish the three-story masonry building, explaining how water damage to this building is causing damages to attached structures as well. Discussion followed on the damage, and strategies for removal that would minimize impact to the two attached structures. The third recommendation is to add flashing that was removed during a 2015 roof replacement. Currently there is a major section of the wall that allows water infiltration, this is a quick doable project. It was noted that the roof install was not the best of quality, noting that insulation isn't level, and there are no drains, leading to ponding on the roof. Installing drains will extend the life of the roof and allow a lot more use of the area. The fifth recommendation is to replace three-inch galvanized pipes, running a camera through pipes to identify galvanized pipes that need to be replaced. The sixth recommendation is water heater replacements, as the heaters are beyond their expected life span, but currently working. The seventh recommendation is to add exhaust to the DPW area, where none seems to exist, but should. Lastly, egress hardware needs to be added to the exit door at Genesee Street.

Ms. Collins explained the rating system of green (in good working order), yellow (for the most part ok, needs extra maintenance), and red (risk to safety and/or damage to the building, water, or air quality). Suggested projects were reviewed and breaking projects down into phases was discussed. Ms. Collins shared that the electrical, communication and safety items are in the yellow category; structural systems (saw tooth roof) can tie into those projects. The interior main super structure falls into the green category with no concerns of structural failure. The abandoned masonry building falls into the red category and should be removed, as it acts like a wet sponge seeping into other buildings. Ms. Collins explained that the Photo Appendix will be populated before the final report is issued. Contents of the masonry building were discussed to include city records on the second and third floor, and old tires from DPW on the first floor. She suggested that once the building is demolished, it may be a nice place for a new DWP salt barn.

Finalize Strategic Plan

Director West is looking for any feedback on the draft Strategic Plan soon, so Gary Ferguson can pull the final document together. The goal is to have all four partners endorse the plan. It was noted that the IDA's section of the plan isn't very long, with

four short term recommendations and six intermediate and longer-term recommendations. Chair Nenneau asked the Board to look over the draft Strategic Plan, which will be part of the annual meeting, on the agenda for endorsement.

Appoint Awards Committee

A prize for the award was discussed. There are some challenges around a cash type prize for the IDA, and the LDC is happy to partner. Mr. Dewey put an Awards Committee together, with two knowledgeable City residents, plus himself. Discussion followed regarding a gift card, discount or just an award of distinction with a plaque.

Director's Report – GEDC Winery Expansion

Covered during the report from Webster Property Management.

Director's Report – Siver's Winery Closing

Title search and survey are complete, there is no closing date yet.

Pickleball Courts

Mr. Dewey shared with the Board that with the help of George Fairfax, Mark Venuti (Town of Geneva), and the GCSD Superintendent, funding was secured for resurfacing of old tennis courts on the School District campus. Nets were purchased, and pickleball courts are now open for the community when school isn't in session.

Annual Meeting

Chair Nenneau called for the IDC Annual Meeting to be held on October 18 at 9:30 am in the Teams Room at City Hall.

Executive Session

A motion was made by Mr. Dewey to enter into executive session to discuss proposed, pending or current litigation and proposed acquisition, sale or lease of real property or the proposed acquisition of securities or sale or exchange of securities held by the IDA; seconded by Mr. Passalacqua at 9:29am. Motion Carried.

A motion was made by Mr. Passalacqua; seconded by Mr. Dewey to exit executive session at 9:53am.

Adjournment

Mr. Dewey made a motion to adjourn the meeting; seconded by Ms. Regan. Meeting adjourned at 9:54am.

**Geneva Industrial Development Agency
City of Geneva's Teams Room Located at 47 Castle St. 2nd Floor
And via Zoom livestreamed to GIDA's YouTube Page
Friday, October 18, 2024 @ 9:35am
Annual Meeting Minutes**

In Attendance:

Anne Nenneau, Chair
Irene Rodriguez
Lowell Dewey
RJ Passalacqua
Cathrine Price
Jan Regan

Others present:

Steve Maier – via Zoom
John Brennan, City of Geneva
David West, City of Geneva
Adam Blowers, City of Geneva
Nicole Tillotson, City of Geneva
Myles Webster – via Zoom

Public Hearing

Meeting Called to Order

Chair Nenneau called the meeting to order at 9:35am.

Budget

Ms. Rodrigues noted that she's hoping to see a push for higher rents at the GEDC, and proposing a red budget due to the reality of where everything stands. Discussion followed regarding pushing the property manager to increase rent immediately for non-lease tenants. The rental income goal is \$250,000, Director West sees this as an achievable goal. Chair Nenneau wondered if the GEDC could increase the City's rent. Director West explained that the lease is long term and has several more years, doubting that the City would renegotiate. He committed to getting lease numbers to City Council. He further suggested pushing the City to hold up to its maintenance responsibilities in the space.

Ms. Rodriguez made a motion to approve the 2025 budget; seconded by Mr. Passalacqua; motion carried unanimously via roll call vote.

Policy Review & Approval

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

- Code of Ethics Policy
- Compensation and Attendance Policy
- Defense and Indemnification Policy
- Extension of Credit Policy
- Travel Policy
- Public Meeting Videoconference Policy
- Investment Policy
- Fiscal Management Policy
- Procurement Policy

- Real Property Acquisition Policy
- Guidelines for Disposition of Real Property Policy
- Uniform Project Evaluation Policy
- Uniform Tax Exemption Policy
- Policy for Termination and/or Modification of Agency Financial Assistance and Recapture of Agency Financial Assistance Previously Granted
- Conflict of Interest and Annual Disclosure Policy

Chair Nenneau explained that two policies may need some additions, and directed the board to read through, sign and return the Conflict of Interest Annual Disclosure to Director West.

Mr. Dewey made a motion to approve the policies; seconded by Ms. Price; motion carried unanimously via roll call vote.

Officer & Committee Appointments

The five committees were reviewed, with assignments to include:

Governance Committee: Anne Nenneau, Irene Rodriguez, Jan Regan

Audit Committee: Irene Rodriguez, Chair, R.J. Passalacqua, Cathrine Price

Finance Committee: Irene Rodriguez, Catherine Price, Vacant

Nominating Committee: R.J. Passalacqua, Chair, Irene Rodriguez, Lowell Dewey

Marketing Committee: Anne Nenneau, Chair, Lowell Dewey, Jan Regan

GEDC Committee: Lowell Dewey, Chair, R.J. Passalacqua, Anne Nenneau

Ms. Regan motioned to approve committee appointments; seconded by Ms. Rodriguez; carried unanimously.

Board Member Forms

Confidential Evaluation of Board Performance, Acknowledgement of Fiduciary Duties and Responsibilities, and Conflict of Interest and Annual Disclosure were reviewed.

There were no changes to Executive Committee Officers.

Ms. Price made a motion to approve Executive Committee Officers; seconded by Ms. Regan; motion carried unanimously.

Adjournment

Ms. Rodriguez made a motion to adjourn the meeting; seconded by Mr. Passalacqua. Meeting adjourned at 9:57am.

City of Geneva Industrial Development Agency

Balance Sheet

As of September 30, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1002 LNB - City of Geneva IDA	95,080.10
1003 LNB Money Market	17,020.25
1050 Certificates of Deposit	
1051 Lyons National Bank	100,000.00
Total 1050 Certificates of Deposit	100,000.00
Total Bank Accounts	\$212,100.35
Accounts Receivable	
11000 Accounts Receivable	0.00
11050 GEDC Roof Loan	0.00
Total 11000 Accounts Receivable	0.00
Total Accounts Receivable	\$0.00
Other Current Assets	
1101 Terrnew Loan	0.00
12000 Undeposited Funds	1,195.00
Total Other Current Assets	\$1,195.00
Total Current Assets	\$213,295.35
Other Assets	
1105 Advance to GEDC	20,000.00
1108 GEDC Loan Receivable	0.00
1109 Accrued Interes GEDC Loan	0.00
1110 Industrial Park Investment	14,240.00
1110-1 GEDC Roof	114,010.00
Total 1110 Industrial Park Investment	128,250.00
1120 2 N Exchange St	0.00
Total Other Assets	\$148,250.00
TOTAL ASSETS	\$361,545.35
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	
20500 Committed- BID Beautification	26,608.85
Total Other Current Liabilities	\$26,608.85
Total Current Liabilities	\$26,608.85
Total Liabilities	\$26,608.85

City of Geneva Industrial Development Agency

Balance Sheet

As of September 30, 2024

	TOTAL
Equity	
3000 Opening Bal Equity	417,733.37
3001 Retained Earnings	-123,475.78
Net Income	40,678.91
Total Equity	\$334,936.50
TOTAL LIABILITIES AND EQUITY	\$361,545.35

City of Geneva Industrial Development Agency

Profit and Loss

October 2023 - September 2024

	TOTAL
Income	
4001 Application Fees	500.00
4002 Administration Fees	1,500.00
4020 Income from Investments	144.65
4030 Downtown Winery	2,315.00
4040 Proceeds from the sale of land	67,433.39
4090 Misc. Income	5,000.00
49900 Uncategorized Income	27,261.11
Total Income	\$104,154.15
GROSS PROFIT	\$104,154.15
Expenses	
5000 Economic Development Support	
5003 GEDC Support	15,378.00
Total 5000 Economic Development Support	15,378.00
5040 Professional Services	
5041 Legal Services	12,262.24
5043 Administrative Services	19,292.50
5045 Audit	12,550.00
5049 Other Professional Services	3,992.50
Total 5040 Professional Services	48,097.24
Total Expenses	\$63,475.24
NET OPERATING INCOME	\$40,678.91
NET INCOME	\$40,678.91

City of Geneva Industrial Development Agency

Profit and Loss October 2024

	TOTAL
Income	
4020 Income from Investments	1,856.65
Total Income	\$1,856.65
GROSS PROFIT	\$1,856.65
Expenses	
Total Expenses	
NET OPERATING INCOME	\$1,856.65
NET INCOME	\$1,856.65

City of Geneva Industrial Development Agency

Balance Sheet

As of October 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1002 LNB - City of Geneva IDA	81,842.00
1003 LNB Money Market	17,089.35
1050 Certificates of Deposit	
1051 Lyons National Bank	101,787.55
Total 1050 Certificates of Deposit	101,787.55
Total Bank Accounts	\$200,718.90
Accounts Receivable	
11000 Accounts Receivable	0.00
11050 GEDC Roof Loan	0.00
Total 11000 Accounts Receivable	0.00
Total Accounts Receivable	\$0.00
Other Current Assets	
1101 Terrnew Loan	0.00
12000 Undeposited Funds	1,195.00
Total Other Current Assets	\$1,195.00
Total Current Assets	\$201,913.90
Other Assets	
1105 Advance to GEDC	20,000.00
1108 GEDC Loan Receivable	0.00
1109 Accrued Interes GEDC Loan	0.00
1110 Industrial Park Investment	14,240.00
1110-1 GEDC Roof	114,010.00
Total 1110 Industrial Park Investment	128,250.00
1120 2 N Exchange St	0.00
Total Other Assets	\$148,250.00
TOTAL ASSETS	\$350,163.90
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	
20500 Committed- BID Beautification	13,370.75
Total Other Current Liabilities	\$13,370.75
Total Current Liabilities	\$13,370.75
Total Liabilities	\$13,370.75

City of Geneva Industrial Development Agency

Balance Sheet

As of October 31, 2024

	TOTAL
Equity	
3000 Opening Bal Equity	417,733.37
3001 Retained Earnings	-82,796.87
Net Income	1,856.65
Total Equity	\$336,793.15
TOTAL LIABILITIES AND EQUITY	\$350,163.90

Owner Statement

Ownerships: 122 N Genesee St

Date Range: 10/01/24 - 10/30/24

	Current
<i>Beginning Bank Balance</i>	1,634.37
Income	
Rental Income	17,346.40
First Month Rent	0.00
Application Fees	-40.00
Late Fee Income	100.00
CAM Income (non-posting)	885.00
Utility Income	131.83
Gas & Propane	215.00
Water & Sewer	0.00
Electric	438.00
Prepay Items	57.62
COM Set Up Fee	0.00
	19,133.85
Expense	
Utilities Expense	33.62
Water & Sewer	1,381.43
Trash	0.00
Insurance Expense	0.00
Computer/Cable/Internet	76.85
Property Management Fees	2,096.91
Cleaning / Laundry Expense	0.00
Commissions & Fees Expense	0.00
Repairs & Maintenance Expense	0.00
WebProp Labor Expense	8,150.00
Material Expense	478.91
Subcontracted Services Expense	6,595.70
Office/Supplies	0.00
Telephone Expense	165.56
Interest Expense	0.00
	18,978.98
Net Income/Loss	154.87
Other Transactions	
Received from owner	0.00
	0.00
<i>Ending Bank Balance</i>	19679.01
Cash Requirements	
Total Reserve:	0.00
Security Deposits Held:	12,457.50
Total Requirements	12,457.50

COMMENTS

Profit & Loss

Property: 122 N Genesee St
10/01/24 - 10/30/24 (cash basis)

	Amount
INCOME	
40000 Rental Income	17,346.40
44000 Application Fees	-40.00
42000 Late Fee Income	100.00
44100 CAM Income (non-posting)	885.00
40009 Utility Income	
44001 Gas & Propane	215.00
44003 Electric	438.00
40009 Other Utility Income	131.83
40009 Total Utility Income	784.83
4700 Prepay Items	57.62
TOTAL INCOME	19,133.85
EXPENSE	
62000 Utilities Expense	
62205 Water & Sewer	1,381.43
62000 Other Utilities Expense	33.62
62000 Total Utilities Expense	1,415.05
62500 Computer/Cable/Internet	76.85
65000 Property Management Fees	2,096.91
61100 Repairs & Maintenance Expense	
61150 WebProp Labor Expense	8,150.00
61160 Material Expense	478.91
61101 Subcontracted Services Expense	6,595.70
61100 Total Repairs & Maintenance Expense	15,224.61
62200 Telephone Expense	165.56
TOTAL EXPENSE	18,978.98
NET INCOME	154.87

NET INCOME SUMMARY

Income	19,133.85
Expense	-18,978.98
NET INCOME	154.87



GEDC Tenant Activity Report

Banner Door (B104)

No activity to report

City of Geneva DPW (A311)

No activity to report

David Lee Foster, Esq. (A107)

No activity to report

Designing Sunny (A301)

No activity to report

Element Winery (B103A)

- Rent kicks in November 1st - \$1137.50 per month rent for year 1. \$200 Utilities
- Tenant is working on build out of space

Finger Lakes Martial Arts Center (A303)

- Tenant is currently working on build out of his space, took down multiple walls

FLX Glassware (Chad Lahr) (A104)

No activity to report

FLX Hospitality (B102)

No activity to report

Food Justice (B101)

- Lease ended, items still in suite. Waiting for Attorney response on how to handle items in space / balance due.

Geneva Sound Factory (A102)

No activity to report

Geneva Theatre Guild (A305)

No activity to report

Hudson Data, LLC (A302)

No activity to report

JB Paper Company (VIRTUAL)

No activity to report

Jason G. Swartley / Financial Partners of Upstate NY (A203)



No activity to report

J. Anderson, Cabinetmaker (A304)

No activity to report

KitGen (City of Geneva) (B102)

No activity to report

Lyons National Bank (A308)

No activity to report

Rachael J Torres De Jesus (A306)

No activity to report

Super Casuals (A310)

No activity to report

Uncharted Spirits (A312)

No activity to report

Unity House of Cayuga County (A206)

No activity to report

VACANCY: TOTAL: 46,441sqft

A100: 1,365sqft A101: 1251sqft A103: 140 sqft A104: 380sqft A105: 210sqft A106: 350sqft A109: 119sqft	A204: 663sqft A205: 585sqft A209: 1150sqft A210 (asbestos): 1369sqft A211 (asbestos): 1177sqft A216 (asbestos): N/A A303Warehouse: 3400sqft A307: 2,610sqft A309: 9,250sqft (seasonal cars/boats storage) B101: 3,000sqft B103: 19,432sqft
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Maintenance:

- Asbestos in section 210,211,216 should be addressed to get space rented
- HVAC company was on site twice in October to work on the boilers. In addition, we had to adjust the heat for Finger Lakes Martial Arts and Unity House.
- Multiple roof repairs were completed this month over tenant spaces, Finger Lakes Martial Arts, Geneva Theater Guild, The Spirit of Miles Distillery.

**Accounting:**

Attached is a year-to-date P&L for the 1st month of GEDC's fiscal year. We recommend you compare this to the budget. It is obviously too early in your fiscal year to draw any hard conclusions on how the year is trending to budget. The \$40 negative application fee relates to the entire transactions spanning two fiscal years. The fee was collected last fiscal year, and then pulled in the management fees in early October 2024 (this fiscal year).

Other accounting attachments:

- October Owner's Statement
- GEDC Bank Register as of 10.1
- GEDC Bank Register #6893 as of 10.1
- Tenant Rent Roll
- Delinquency Report
 - J.B Paper Company - He pays for 3 months at a time. We have contacted him requesting payment.
 - Super Casuals - Agreed to the \$100 per month utility fee. We have followed up with them about adjusting their monthly rent going forward
 - Jason Swartley – Currently on a payment plan to pay rent by the 20th of each month plus an additional \$100 towards back balance. The tenant expressed to us he cannot pay October rent until November 20. We allowed that but will not allow his request to then make his next payment in February.
 - Pretzel Logic – The last payout we received from the attorney was in March for \$6500. It was our understanding that there would be an additional payment.

Saff Labor: We have asked Bob to provide us with a more detailed list of what he completes daily going forward. Below is a brief summary -

- At least 6 days a week, Bob does a thorough walk through of the entire building. This may include the following, but not limited to:
 - Check sprinkler systems
 - Check pull stations
 - Draining sprinkler hubs
 - Check on cleanliness of bathrooms
 - Empty garbage's
 - Mowing or weeding
 - Picking up trash around the grounds
 - Changing light bulbs

Other time spent-

- Responding to tenant questions
- Responding to emergency calls
- Meeting vendors
- Moving in boats to storage
- Overseeing construction (tenant build outs)
- Roof checks when it rains
- Meter reads

Boat/Vehicle Payments: Currently we have 3 boats in storage, and we will have 2 more by the end of October.

October Showings – 2



Current Prospects:

1. Nutritionist – left VM, but haven't heard back yet

Marketing: listings linked below

Current Listings –

Costar

Craigslist:

1. [Office](#)
2. [Warehouse](#)

WPM website: <https://www.websterprop.com/122-n-genesee-street/>

Ad's listed –

 WAREHOUSE SPACE FOR LEASE 122 N. Genesee St., Geneva, NY • Overhead doors • Emergency lighting • Loading docks • Centrally located, minutes from I90 • Free off-street parking • Secure 24 hr access www.websterprop.com	 OFFICE FOR LEASE 122 N. Genesee St. Suite A101, Geneva, NY • 1,250 sq ft office suite • Centrally located, minutes away from I90 • Spacious two room suite • Plenty of natural light • Free off-street parking • Secure 24-hour access • This space is ideal for service providers, non-profits, office use, technology companies www.websterprop.com
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\$350/MONTH

OFFICE FOR LEASE

122 N. Genesee St. Suite A103, Geneva, NY

- 140 sq ft office
- Centrally located, minutes away from I90
- Spacious two room suite
- Plenty of natural light
- Free off-street parking
- Secure 24-hour access
- This space is ideal for service providers, non-profits, office use, technology companies

 www.websterprop.com



\$1,000/MONTH

OFFICE FOR LEASE

122 N. Genesee St. Suite A100, Geneva, NY

- 1,300 sq ft office suite
- Centrally located, minutes away from I90
- Spacious two room suite
- Plenty of natural light
- Free off-street parking
- Secure 24-hour access
- This space is ideal for service providers, non-profits, office use, technology companies

 www.websterprop.com



\$4 - \$6/SQ FT

WAREHOUSE & OFFICE SUITE FOR LEASE

122 N. Genesee St. Suite A100, Geneva, NY

- Current setup has ~5,000 sq ft of office, conference room, and warehouse/shop space
- Private entrance
- Interior overhead garage door
- 24/7 access
- Free off-street parking

 www.websterprop.com