



Notice of Board Meeting

Date: Dec 4, 2024

To: Chevanne DeVaney
Dana Hollenbeck
Paula Bucklin
Marc Rodriguez
Craig Talmage
Josh Miller
Kyle Ackart
Martha Davis
Catherine Price

From: David West, Executive Director

Re: Notice of Board of Directors' Meetings

The Geneva Local Development Corporation will hold their monthly Board meeting Wednesday, December 4, 2024. The meeting will be held in the Teams Room on the second floor of City Hall (47 Castle St) at 12pm and remote participation via Zoom will also be available (see below). The meeting agendas are attached and available at <https://cityofgenevany.com/287/Local-Development-Corporation>.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/85060583345>

Meeting ID: 850 6058 3345

Dial-in: (929) 205-6099

Cc:

Jim Petropolis, City of Geneva
Amie Hendrix, City of Geneva
David West, City of Geneva
Bo Wright, Geneva City School District
Kim Kerr, Geneva City School District
Ryan Davis, Ontario County

Media: Steve Buchiere, Finger Lakes Times

GENEVA LOCAL DEVELOPMENT CORPORATION

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456

DWest@Geneva.ny.us – www.cityofgenevany.com

BOARD OF DIRECTORS

JOSH MILLER ('26) ~ CHEVANNE DEVANEY ('24) ~ DANA HOLLENBECK ('23) ~ PAULA BUCKLIN ('24) ~ KYLE ACKART ('26) ~ MARC RODRIGUEZ ('23) ~ CRAIG TALMAGE ('25)

Geneva Development Corporation

Meeting Agenda

Title: LDC Monthly Meeting

Location: Teams Room - Second Floor of City Hall
Geneva NY 14456

Date: 12/4/24

Time: 12:00 PM



Agenda Item	Potential Outcome	Person Responsible
Call to Order		Craig Talmage, Chair
Administration		
Additions of Deletions from the Agenda	If Needed -Motion to approve	Craig Talmage, Chair
Reports		
Financial Report	Motion to approve	Adam Blowers, City Comptroller
Agenda Items		
Voting Business		
Move January Meeting Date	Decision and Announcement of New Date	Craig Talmage, Chair
Updating Adam Blowers as Signatory	Motion to Approve	David West, ED
CD RFP Responses and Decision	Discussion - Motion to Approve	Finance Committee (Kyle Ackhart, Josh Miller, & Craig Talmage)
YMCA Tax Relief Proposal	Discussion - Motion to Approve	David West, ED and Craig Talmage, Chair
BID Proposal	Discussion - Motion to Approve	Catherine Price, BID Director and Craig Talmage, Chair
November 18th Neighborhood Event Recap and Next Steps	Discussion - Follow-Ups with Attendees	Marty Davis
Logo Survey and Marketing Interns Update	Discussion - Follow-Ups with Interns	Dana Hollenbeck, Vice Chair and Craig Talmage, Chair
PCCE AmeriCorps Vista Opportunity	Discussion - Motion if Needed	Craig Talmage, Chair
Check-in On LDC Terms of Service	Discussion - Motion if Needed	David West, ED
Target Area Reports		
Marketing Interns	Discussion - If Time	Craig Talmage, Chair and Dana Hollenbeck, Vice Chair
Events	Discussion - If Time	David West, ED
Volunteer Corps & Neighborhood Events	Discussion - If Time	Marty Davis
Murals & Art Trail	Discussion - If Time	Craig Talmage, Chair
Housing	Discussion - If Time	Josh Miller
Executive Session	If Needed	Craig Talmage, Chair
New Business and Final Comments	If Needed	Comments for LDC and Guests
Adjournment	Motion to adjourn	Craig Talmage, Chair

Next LDC meeting: January 1, 2024 (Needs to Be Moved)

Quorum (Confirmation required)

Craig Talmage
Chevanne Devaney
Paula Bucklin
Dana Hollenbeck
Marc Rodriguez
Kyle Ackart

Join Zoom Meeting

<https://us02web.zoom.us/j/85060583345>

Dial in: (929) 205-6099

Meeting ID: 850 6058 3345

Josh Miller
Marty Davis
Catherine Price

Staff

David West

Guests

City of Geneva Local Development Corp

Balance Sheet

As of November 30, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Certificate of Deposit	100,000.00
LDC Checking Account	118,074.77
Total Bank Accounts	\$218,074.77
Total Current Assets	\$218,074.77
Other Assets	
Land and Buildings - Investment	44,567.00
Total Other Assets	\$44,567.00
TOTAL ASSETS	\$262,641.77
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	0.00
AP - BID Beautification	2,493.28
Total Accounts Payable (A/P)	2,493.28
Total Accounts Payable	\$2,493.28
Total Current Liabilities	\$2,493.28
Total Liabilities	\$2,493.28
Equity	
Retained Earnings	175,268.67
Net Income	84,879.82
Total Equity	\$260,148.49
TOTAL LIABILITIES AND EQUITY	\$262,641.77

City of Geneva Local Development Corp

Profit and Loss

January - November, 2024

	TOTAL
Income	
Investments	
Interest-Savings, Short-term CD	817.32
Total Investments	817.32
Proceeds from Sale of Investments	97,247.50
Total Income	\$98,064.82
Expenses	
Contract Services	
Accounting Fees	6,800.00
Outside Contract Services	5,085.00
Total Contract Services	11,885.00
Operations	
Program Expense	1,300.00
Total Operations	1,300.00
Total Expenses	\$13,185.00
NET OPERATING INCOME	\$84,879.82
NET INCOME	\$84,879.82

Corporate Authorization Resolution

WAYNE BANK

By: CITY OF GENEVA DEVELOPMENT CORPORATION

717 MAIN STREET
HONESDALE PA 18431

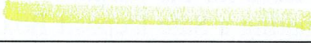


47 CASTLE STREET
GENEVA NY 14456

Referred to in this document as "Financial Institution"

Referred to in this document as "Corporation"

I, ADAM C BLOWERS, certify that I am Secretary (clerk) of the above named corporation organized under the laws of NEW YORK STATE, Federal Employer I.D. Number 80-0820946, engaged in business under the trade name of CITY OF GENEVA DEVELOPMENT CORPORATION, and that the resolutions on this document are a correct copy of the resolutions adopted at a meeting of the Board of Directors of the Corporation duly and properly called and held on (date). These resolutions appear in the minutes of this meeting and have not been rescinded or modified.

Agents. Any Agent listed below, subject to any written limitations, is authorized to exercise the powers granted as indicated below:

Name and Title or Position	Signature	Facsimile Signature (if used)
A. CRAIG A TALMAGE	X 	X
B. DAVID G LINGER Josh Miller	X 	X
C. ADAM C BLOWERS	X 	X
D. _____	X _____	X _____
E. _____	X _____	X _____
F. _____	X _____	X _____

Powers Granted. (Attach one or more Agents to each power by placing the letter corresponding to their name in the area before each power. Following each power indicate the number of Agent signatures required to exercise the power.)

Indicate A, B, C, D, E, and/or F	Description of Power	Indicate number of signatures required
_____	(1) Exercise all of the powers listed in this resolution.	_____
_____	(2) Open any deposit or share account(s) in the name of the Corporation.	_____
_____	(3) Endorse checks and orders for the payment of money or otherwise withdraw or transfer funds on deposit with this Financial Institution.	_____
_____	(4) Borrow money on behalf and in the name of the Corporation, sign, execute and deliver promissory notes or other evidences of indebtedness.	_____
_____	(5) Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by the Corporation as security for sums borrowed, and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment.	_____
_____	(6) Enter into a written lease for the purpose of renting, maintaining, accessing and terminating a Safe Deposit Box in this Financial Institution.	_____
_____	(7) Other:	_____

Limitations on Powers. The following are the Corporation's express limitations on the powers granted under this resolution.

Resolutions

The Corporation named on this resolution resolves that,

- (1) The Financial Institution is designated as a depository for the funds of the Corporation and to provide other financial accommodations indicated in this resolution.
- (2) This resolution shall continue to have effect until express written notice of its rescission or modification has been received and recorded by the Financial Institution. Any and all prior resolutions adopted by the Board of Directors of the Corporation and certified to the Financial Institution as governing the operation of this corporation's account(s), are in full force and effect, until the Financial Institution receives and acknowledges an express written notice of its revocation, modification or replacement. Any revocation, modification or replacement of a resolution must be accompanied by documentation, satisfactory to the Financial Institution, establishing the authority for the changes.
- (3) The signature of an Agent on this resolution is conclusive evidence of their authority to act on behalf of the Corporation. Any Agent, so long as they act in a representative capacity as an Agent of the Corporation, is authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated in this resolution, from time to time with the Financial Institution, subject to any restrictions on this resolution or otherwise agreed to in writing.
- (4) All transactions, if any, with respect to any deposits, withdrawals, rediscounts and borrowings by or on behalf of the Corporation with the Financial Institution prior to the adoption of this resolution are hereby ratified, approved and confirmed.

- (5) The Corporation agrees to the terms and conditions of any account agreement, properly opened by any Agent of the Corporation. The Corporation authorizes the Financial Institution, at any time, to charge the Corporation for all checks, drafts, or other orders, for the payment of money, that are drawn on the Financial Institution, so long as they contain the required number of signatures for this purpose.
- (6) The Corporation acknowledges and agrees that the Financial Institution may furnish at its discretion automated access devices to Agents of the Corporation to facilitate those powers authorized by this resolution or other resolutions in effect at the time of issuance. The term "automated access device" includes, but is not limited to, credit cards, automated teller machines (ATM), and debit cards.
- (7) The Corporation acknowledges and agrees that the Financial Institution may rely on alternative signature and verification codes issued to or obtained from the Agent named on this resolution. The term "alternative signature and verification codes" includes, but is not limited to, facsimile signatures on file with the Financial Institution, personal identification numbers (PIN), and digital signatures. If a facsimile signature specimen has been provided on this resolution, (or that are filed separately by the Corporation with the Financial Institution from time to time) the Financial Institution is authorized to treat the facsimile signature as the signature of the Agent(s) regardless of by whom or by what means the facsimile signature may have been affixed so long as it resembles the facsimile signature specimen on file. The Corporation authorizes each Agent to have custody of the Corporation's private key used to create a digital signature and to request issuance of a certificate listing the corresponding public key. The Financial Institution shall have no responsibility or liability for unauthorized use of alternative signature and verification codes unless otherwise agreed in writing.

Effect on Previous Resolutions. This resolution supersedes resolution dated 06/02/2023 . If not completed, all resolutions remain in effect.

Certification of Authority

I further certify that the Board of Directors of the Corporation has, and at the time of adoption of this resolution had, full power and lawful authority to adopt the resolutions stated above and to confer the powers granted above to the persons named who have full power and lawful authority to exercise the same. (Apply seal below where appropriate.)

If checked, the Corporation is a non-profit corporation.

In Witness Whereof, I have subscribed my name to this document and affixed the seal of the Corporation on
(date).

Secretary

Attest by One Other Officer

For Financial Institution Use Only	
Acknowledged and received on	(date) by _____ (initials)
<input type="checkbox"/> This resolution is superseded by resolution dated	_____ .
Comments:	

CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

Geneva Family YMCA

(Applicant Name)

David West
Executive Director

47 Castle Street
Geneva, NY 14456
Phone: 585-381-9250

<https://cityofgenevany.com/295/Industrial-Development-Agency-IDA>

Updated Feb. 2024

CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

Each applicant seeking assistance must complete this application and provide required supplemental forms/documentation.

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law, except for information that is considered deniable by the Freedom of Information Law. This form is available at <http://visitgenevany.com/do-business/industrial-development-agency>.

Please send complete application via email to dwest@geneva.ny.us. A **non-refundable** application fee of \$500.00 is required. Please see page 16 for additional information on costs and fees.

I. APPLICANT

A) Applicant Information

Company Name:

Mailing Address:

Phone No.:

Email:

Fax No.:

Fed Id. No.:

Contact Person:

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):

Corporate Structure (attach schematic if applicant is a subsidiary or otherwise affiliated with another entity)

Form of Entity

Corporation

Date of Incorporation:

State of Incorporation:

Partnership

General or Limited

Number of general partners

If applicable, number of limited partners

Date of formation

Jurisdiction of Formation

Limited Liability Company/Partnership (number of members)

Date of organization:

State of Organization:

Sole Proprietorship

If a foreign organization, is the applicant authorized to do business in the State of New York?

If any of the above persons, or a group of them, owns more than a 50% interest in the company, list all other organizations which are related to the company by virtue of such persons having more than a 50% interest in such organizations.

Is the company related to any other organization by reason of more than 50% common ownership? If so, indicate name of related organization and relationship.

Has the company (or any related corporation or person) made a public offering or private placement of its stock within the last year? If so, please provide offering statement used.

B) Applicant's Counsel

Name:

Firm:

Address:

Phone No.:

Email:

Fax No.:

II. PROJECT INFORMATION

A) Project Address:

Tax Map Number
(Section/Block/Lot)

B) Are utilities on site?

Water Electric
Gas Sanitary/Storm Sewer

C) Present legal owner of the site
If other than from applicant, by what means will the site be acquired for this project?

D) Zoning of Project Site: Current: Proposed:

E) Are any variances needed?

F) Furnish a copy of any environmental application presently in process of completion concerning this project, providing name and address of the agency, and copy all pending or completed documentation and determinations.

G) Statement describing project (i.e. land acquisition, construction of manufacturing facility, etc.) (please attach additional pages, if needed):

Renovation and Expansion of existing building and Property to strengthen the Geneva Community. This will better meet the needs of members of the YMCA and the Geneva community which it serves

H) Principal use of project upon completion:

- | | | | |
|--|--|---|--------------------------------------|
| <input type="checkbox"/> manufacturing | <input type="checkbox"/> warehousing | <input type="checkbox"/> research | <input type="checkbox"/> offices |
| <input type="checkbox"/> industrial | <input checked="" type="checkbox"/> recreation | <input type="checkbox"/> retail | <input type="checkbox"/> residential |
| <input type="checkbox"/> training | <input type="checkbox"/> data process | <input checked="" type="checkbox"/> other | |

If other, explain:

I) Inter-Municipal Move Determination

Will the project result in the removal of a plant or facility of the applicant from one area of the State of New York to another?

Yes or No

Will the project result in the removal of a plant or facility of another proposed occupant of the project from one area of the State of New York to another area of the State of New York?

Yes or No

Will the project result in the abandonment of one or more plants or facilities located in the State of New York?

Yes or No

If Yes to any of the questions above, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

Project Data

1. Project site (land)

(a) Indicate approximate size (in acres or square feet) of project site.

2.9 Acres

(b) Are there buildings now on the project site? Yes No

(c) Indicate the present use of the project site.

Youth Development, Healthy Living, & Social Responsibility
--

(d) Indicate relationship to present user of project.

--

2. Does the project involve acquisition of an existing building or buildings? If yes, indicate number, size and approximate age of buildings:

No

3. Does the project consist of the construction of a new building or buildings? If yes, indicate number and size of new buildings:

No. Only renovation and expansion of current building

4. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation:

Yes, 10,000 additional square feet

5. What will the building or buildings to be acquired, constructed or expanded be used for by the company? (Include description of products to be manufactured, assembled or processed, and services to be rendered. . .

Childcare and Physical Fitness

. . .including the percentage of building(s) to be used for office space and an estimate of the percentage of the functions to be performed at such office not related to the day-to-day operations of the facilities being financed.)

10% of the building is office space

6. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.

None

7. List principal items or categories of equipment to be acquired as part of the project.

Fitness, recreational, leisure, furniture

8. Has construction work on this project begun?

Complete the following

- | | | | |
|----------------------------|---|--|----------------|
| (a) site clearance | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | 100 % complete |
| (b) foundation | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | 75 % complete |
| (c) footings | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | 100 % complete |
| (d) steel | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | 0 % complete |
| (e) masonry work | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | 50 % complete |
| (f) other (describe below) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | 0 % complete |

9. Project Timeline

- (a) Proposed Date of Acquisition: N/A
- (b) Proposed Commencement Date of Construction: June 2024
- (c) Anticipated Completion Date: June 2025

[Remainder of Page Left Blank Intentionally]

III. ESTIMATED PROJECT COSTS

A) Estimate the costs necessary for the construction, acquisition, rehabilitation, improvements and/or equipment of the project by the Applicant.

Building Construction or Renovation

- a. Materials a. \$ 2,869,490
- b. Labor b. \$ 1,275,510

Site Work

- c. Materials c. \$ 55,000
 - d. Labor d. \$ 105,000
 - e. Non-Manufacturing Equipment e. \$ N/A
 - f. Manufacturing Equipment f. \$ N/A
 - g. Equipment Furniture and Fixtures g. \$ 180,000
 - h. Land and/or Building Purchase h. \$ 0
 - i. Soft Costs (Legal, Architect, Engineering) i. \$
- Other (specify):
- j. Interest Expense j. \$ 350,000
 - k. k. \$
 - l. l. \$

Total Project Costs (must equal Total Sources) \$ 4,990,000

Percent of construction labor and materials to be procured in Ontario County: **TBD** %

B) Sources of Funds of Project Costs:

- a. Tax-Exempt Industrial Revenue Bond a. \$
 - b. Taxable Industrial Revenue Bond b. \$
 - c. Bank Financing c. \$ 1,400,000
 - d. Public Sources d. \$
- Identify each state and federal grant/credit
- e. Ontario County ARPA e. \$ 200,000
 - f. FLRDC f. \$ 750,000
 - g. Fundraising g. \$ 2,640,000
 - h. h. \$

Total Sources (must equal Total Project Costs) \$ 4,990,000

C) Has the applicant made any arrangements for the financing of this project?

Yes or No

If yes, please specify bank, underwriter, etc

LNB

IV. FINANCIAL ASSISTANCE REQUESTED (Check all that apply)

A) Benefits Requested:

Sales Tax Exemption IRB MRT Exemption Real Property Agreement

B) Value of Incentives:

IDA PILOT Benefit: Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted under the heading "Real Property Tax Benefit (Detailed)" of the Application.

Estimated duration of Property Tax exemption:

Sales and Use Tax:

Estimated value of Sales Tax exemption: \$

Estimated duration of Sales Tax exemption:

Mortgage Recording Tax Exemption Benefit:

Estimated value of Mortgage Recording Tax exemption: \$

IRB Benefit:

IRB inducement amount, if requested: \$

Is a purchaser for the Bonds in place?

Yes or No

Percentage of Project Costs financed from Public Sector sources:

Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above under the heading "Estimated Project Costs" (Section II(I)) of the Application.

C) Likelihood of Undertaking Project without Receiving Financial Assistance

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

Yes or No *May not be able to complete the project.*

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

V. EMPLOYMENT PLAN

Job Category	Average Salary or Salary Range	Average Fringe Benefits or Range of Fringe Benefits	Current Number of FTE jobs to be Retained	Jobs to be Created as a Result of the Project					
				Year 1		Year 2		Year 3	
				Full time (FTE)	Part time (PTE)	Full time (FTE)	Part time (PTE)	Full time (FTE)	Part time (PTE)
Management			3						
Professional									
Administrative									
Production									
Independent Contractor									
Other					2	1	2	1	2

What percentage of the total jobs to be created will be filled by residents of the Labor Market Area? ** %

** For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor Marker Area, in the fourth column. The Labor Marker Area includes (or six other contiguous counties, including Ontario County, chosen at the Agency's discretion).

VI. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A) Job Listings In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the

proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entitle") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the project is located.

- B) First Consideration for Employment In accordance with Section 858-b(2) of the General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the proposed project.
- C) A liability and contract liability policy for a minimum of three million dollars will be furnished by the Applicant insuring the Agency.
- D) Annual Sales Tax Filings In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.
- E) Annual Employment Reports The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.
- F) Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- G) Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- H) False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the

immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

- I) Recapture: Should the Applicant not expend or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- J) Absence of Conflicts of Interest The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described.

The Applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

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

Todd Free love

, being first duly sworn, deposes and says:

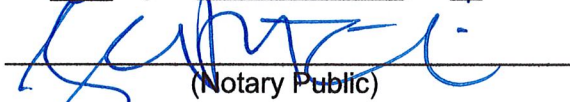
1. That I am the Executive Dir. (Corporate Office) of YMCA (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.



(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury

this 6 day of November, 2024.



(Notary Public)

ESTHER KANE DICKINSON
Notary Public, State of New York
Qualified in Ontario County
REG. NO.02DI6415517
Commission Expires Mar. 22, 2025

This Application should be submitted to the City of Geneva Industrial Development Agency, c/o Frank Cecere, Chairman, 47 Castle Street, Geneva, NY 14456.

The Agency will collect an administrative fee at the time of closing.
SEE ATTACHED FEE SCHEDULE

IDA and Bond Counsel
RUSSELL GAENZLE, ESQ.
Harris Beach PLLC
99 Garnsey Road
Pittsford, New York 14534
Tel: (585) 419-8633
Fax: (585) 419-8817

Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.

Attach the following Financial Information of the Company

1. Financial statements for last two fiscal years (unless included in company's Annual Reports).
2. Company's annual reports (or Form 10-K's) for the two most recent fiscal years.
3. Quarterly reports (Form 10Q's) and current reports (Form 8-K's) since the most recent Annual Report, if any.
4. In addition, please attach the financial information described above in items 1, 2 and 3 of any expected Guarantor of the proposed bond issue, if different from the company.

HOLD HARMLESS AGREEMENT

Applicant hereby releases the CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in processing of the Application, including attorneys' fees, if any.

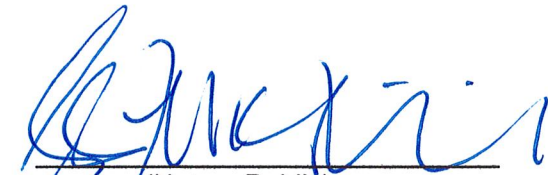


(Applicant Signature)

By:

Name:

Title:


(Notary Public)

Sworn to before me this day
of 20

ESTHER KANE DICKINSON
Notary Public, State of New York
Qualified in Ontario County
REG. NO. 02D16415517
Commission Expires Mar. 22, 2025

Real Property Tax Benefits (Detailed):

** This section of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
TOTAL							

*Estimates provided are based on current property tax rates and assessment values

Cost Benefit Analysis:

To be completed/calculated by AGENCY

	<u>Costs =</u> <u>Financial Assistance</u>	<u>Benefits =</u> <u>Economic Development</u>
*Estimated Sales Tax Exemption	\$ <input type="text"/>	New Jobs Created Permanent <input type="text"/> Temporary <input type="text"/>
		Existing Jobs Retained Permanent <input type="text"/> Temporary <input type="text"/>
Estimated Mortgage Tax Exemption	\$ <input type="text"/>	Expected Yearly Payroll \$ <input type="text"/>
Estimated Property Tax Abatement	\$ <input type="text"/>	Expected Gross Receipts \$ <input type="text"/>
		Additional Revenues to School Districts <input type="text"/> <input type="text"/> <input type="text"/>
		Additional Revenues to Municipalities <input type="text"/> <input type="text"/> <input type="text"/>
		Other Benefits <input type="text"/>
Estimated Interest Savings IRB Issue	\$ <input type="text"/>	Private Funds invested \$ <input type="text"/>
		Likelihood of accomplishing proposed project within three (3) years <input type="checkbox"/> Likely or <input type="checkbox"/> Unlikely

* Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is a potential for a recapture of sales tax exemptions (see "Recapture" on page 11).

\$ (to be used on the NYS ST-60)

**FEE SCHEDULE FOR THE
CITY OF GENEVA IDA IS AS FOLLOWS:**

Application Fee: \$500 non-refundable, due at application.

Closing Fees/Expenses:

Transaction Type	Fees
Lease/Leaseback including any/all of the following: 1. PILOT Agreement 2. Sales Tax Exemption* 3. Mortgage Tax Exemption	IDA Administrative Fee: • 1% of the total project cost IDA Transaction Counsel Fee: • 1/3 of the IDA fee
Sales Tax Exemption* and/or Mortgage Recording Tax Exemption	IDA Administrative Fee: • 1% of total project costs, with a minimum of \$1,000 and a maximum of 10% of the estimated benefit IDA Transition Counsel Fee: • Sales tax only - \$2,000 • Sales tax & Mortgage - \$4,000
Bond: Taxable or Tax-Exempt with Lease/Leaseback including any/all of the following: 1. PILOT Agreement 2. Sales Tax Exemption* 3. Mortgage Tax Exempt	IDA Administrative Fee: • 1% of total project cost IDA Transition Counsel Fee: • 1/3 of the IDA fee. Designated Bond Counsel fee is based on the complexity and amount of the transaction.
Bond: Taxable or Tax-Exempt Bond Only	IDA Administrative Fee: • 1% of principal amount of the bond IDA Transition Counsel Fee: • 1/3 of the IDA fee. Designated Bond Counsel fee is based on the complexity and amount of the transaction.

* If the sales tax benefits are required prior to closing, a non-refundable twenty-five percent (25%) of the IDA Administrative Fee and IDA Transaction Counsel Fees are payable at that time. This amount will be applied towards the IDA Administrative Fee and IDA Transaction Counsel Fee.

NOTE: IDA reserves the right to seek additional IDA, Transaction Counsel and Bond Counsel fees for exceptionally complex/large transactions.

Please make all Checks payable to:

City of Geneva Industrial Development Agency

Mail to:
 47 Castle Street
 Geneva, NY 14456

Internal Revenue Service

Date: January 27, 2004

Young Men's Christian Assoc. Geneva
399 William St.
Geneva, NY 14456-2115

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:

Kim A. Chambers 31-07674
Customer Service Specialist

Toll Free Telephone Number:
8:00 a.m. to 6:30 p.m. EST
877-829-5500

Fax Number:
513-263-3756

Federal Identification Number:
16-0743236

Dear Sir or Madam:

This is in response to your request of January 27, 2003, regarding your organization's tax-exempt status.

In December 1937 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purpose have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

AUTHORIZING RESOLUTION

(Young Mens Christian Association of Geneva Project)

BY THIS RESOLUTION, THE CITY OF GENEVA DEVELOPMENT CORPORATION APPROVES THE EXEMPTION FROM ALL MORTGAGE RECORDING TAXES WITH RESPECT TO ANY QUALIFYING MORTGAGE ON THE FACILITY AND THE EXECUTION AND DELIVERY OF ALL DOCUMENTS AND INSTRUMENTS IN CONNECTION THEREWITH

A regular meeting of The City of Geneva Development Corporation (the "Issuer") was convened in public session on the 4th day of December, 2024.

After the meeting had been duly called to order, it was announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the exemption from all mortgage recording taxes with respect to any qualifying mortgage on the Facility (as defined herein).

RESOLUTION AUTHORIZING THE EXEMPTION FORM ALL MORTGAGE RECORDING TAXES WITH RESPECT TO ANY QUALIFYING MORTGAGE ON THE FACILITY AND THE EXECUTION AND DELIVERY OF ALL DOCUMENTS NECESSARY AND INCIDENTAL THERETO.

WHEREAS, pursuant to Section 1411 of the Not-for-Profit Corporation Law ("N-PCL") of the State of New York (the "State"), as amended (hereinafter collectively called the "Act"), and pursuant to its certificate of incorporation, as amended (the "Certificate"), the **CITY OF GENEVA DEVELOPMENT CORPORATION** (the "Issuer") was established as a not-for-profit local development corporation of the State with the authority and power to own, lease and sell personal and real property for the purposes of, among other things, acquiring, constructing and equipping certain projects exclusively in furtherance of the charitable or public purposes of relieving and reducing unemployment, 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, and lessening the burdens of government and acting in the public interest; and

WHEREAS, **YOUNG MENS CHRISTIAN ASSOCIATION OF GENEVA**, (the "Association") has requested that the Issuer exempt from mortgage recording taxes any qualifying mortgage on the Facility (as defined herein), the proceeds of which are to be used to finance a certain project (the "Project") consisting of: (A)(i) the internal renovation, reconstruction and rehabilitation of an approximately 15,000 square foot building and (ii) the planning, design, engineering and construction of an approximately 10,000 square foot addition to the existing facility (collectively, the "Improvements") located at 399 William Street, City of Geneva, New York (the "Land", being more particularly identified as tax parcel No. 104.14-1-41.100) and (B) the acquisition of and installation in and around the Land and Improvements by the Association of machinery, equipment, fixtures and other items of tangible personal property

(the "Equipment" and, together with the Land and the Improvements, the "Facility"); and

WHEREAS, the Issuer is contemplating providing financial assistance to the Association with respect to the Project (the "Financial Assistance") in the form of an exemption from all mortgage recording taxes with respect to any qualifying mortgage on the Facility; and

WHEREAS, it is contemplated that the Issuer will (i) negotiate and enter into a lease agreement (the "Lease Agreement"), a leaseback agreement (the "Leaseback Agreement") and related documents with the Association and (ii) take title to or a leasehold interest in the Facility (once the Lease Agreement and Leaseback Agreement have been negotiated); and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Issuer must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project; and

WHEREAS, the Lease Agreement, the Leaseback Agreement and related documents will be negotiated and presented to the Executive Director, Chair and/or Vice Chair of the Issuer for approval and execution subject to adoption of the resolutions contained herein.

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

Section 1. The Issuer hereby finds and determines:

(a) By virtue of the Act, the Certificate, Resolutions of the City Council of the City of Geneva (collectively, the "City Resolutions"), the Issuer has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Project will promote and maintain permanent private sector jobs, health, general prosperity and economic welfare of the citizens of the State and improve their standard of living and will increase the overall number of permanent private sector jobs in the State and thereby serve the public purposes of the Act; and

(c) The Project and the operations conducted therein will not cause or result in the violation of the health, labor or other laws of the United States of America, the State of New York, or the City of Geneva; and

(d) It is desirable and in the public interest for the Issuer to provide an exemption from all mortgage recording taxes with respect to any qualifying mortgage on the Facility for the purpose of assisting in financing the Project; and

(e) All documents to be executed by the Issuer are reasonably necessary to undertake the Project.

(f) The City of Geneva Planning Board (the "Board") has conducted a review of the Project pursuant to Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"). In addition to classifying the Project as an "Unlisted" action (as defined in SEQRA), the Board issued a Negative Declaration on November 20, 2023 (the "Negative Declaration"), determining that the Project does not pose a potential significant adverse environmental impact. The Agency, having reviewed the materials presented by the Company, including, but not limited to, the Short Environmental Assessment Form and the Negative Declaration, further determines that the Project does not pose a potential significant adverse environmental impact and thus ratifies the Negative Declaration previously issued by the Board pursuant to 6 N.Y.C.R.R. Part 617.7. A copy of the Negative Declaration issued by the Board is attached hereto as **Exhibit B**.

Section 2. The Issuer is hereby authorized to provide to the Association the Financial Assistance in the form of an exemption from all mortgage recording taxes with respect to any qualifying mortgage on the Facility.

Section 3. The Chair or Executive Director of the Issuer are hereby authorized, on behalf of the Issuer and upon the advice of Counsel to the Issuer, to negotiate, approve, execute and deliver the Lease Agreement, the Leaseback Agreement and such other documents, instruments or agreements as may be necessary in connection with the undertaking of the Project (collectively, the "Financing Documents").

Section 4. The officers, employees, and agents of the Issuer are hereby authorized and directed for and in the name and on behalf of the Issuer to do all acts and things required or provided by the provisions of the Financing Documents, and to execute and deliver all such additional certificates, instruments and documents, including the Financing Documents, to determine and to do all such further acts and things as may be necessary or in the opinion of the officer, employee, or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Issuer with all of the terms, covenants, and provisions of the Financing Documents binding upon the Issuer.

Section 5. It is hereby found and determined that all formal actions of the Issuer concerning and relating to the adoption of this resolution were adopted in an open meeting of the Issuer and that all deliberations of the Issuer and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

Section 6. This resolution shall take effect immediately and the Bonds are hereby ordered to be issued in accordance with this resolution.

[Remainder of Page Intentionally Left Blank]

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	Yea	Nay	Abstain	Absent
Marty Davis	[]	[]	[]	[]
Catherine Price	[]	[]	[]	[]
Craig Talmage	[]	[]	[]	[]
Dana Hollenbeck	[]	[]	[]	[]
Marc Rodriguez	[]	[]	[]	[]
Chevy DeVaney	[]	[]	[]	[]
Paula Bucklin	[]	[]	[]	[]
Josh Miller	[]	[]	[]	[]
Kyle Ackart	[]	[]	[]	[]

The Resolutions were thereupon duly adopted.

[Remainder of Page Intentionally Left Blank]

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

I, the undersigned Secretary of The City of Geneva Development Corporation, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of The City of Geneva Development Corporation (the "Issuer"), including the resolution contained therein, held on the 4th day of December, 2024, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Issuer and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject in matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with the New York Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said Issuer had due notice of said meeting and that the meeting was in all respects duly held.

I FURTHER CERTIFY that there was a quorum of the members of the Issuer present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand as of the ____ day of _____, 2024.

Secretary



FUNDING

PROPOSAL

Prepared For :

Industrial Development Agency
Local Development Corporation

Geneva Business Improvement District
1 Franklin Square, Suite 211
Geneva NY, 14456



About Us



Mission

Geneva BID improves and enhances the vibrancy of the City of Geneva's downtown area by serving as stewards of local resources to assist businesses and property owners through supporting the maintenance, operations, events and infrastructure of the district.

Vision

Create a vibrant storefront-filled epicenter of networking, marketing, promotion, events, and beautification. The GBID stands committed to make Geneva stand out and be the true destination of the Finger Lakes region.

Thank You for your past and continued support. From Abbey Road or Seneca Street?



This team picture, taken by Debbie, exemplifies their camaraderie and attitude as well as a general attitude of fun at work.

First and foremost, thank you all for your continued commitment and support ensuring the growth and vitality of community. Your support over the past two years has been invaluable and I deeply appreciate the beneficial impact your funding has had on Downtown Geneva.

Unfortunately, recent budget cuts by the Geneva City Council threaten our ability to maintain downtown and the lakefront to the current beautification standards. Specifically, the \$30,000 reduction from the originally negotiated GBID funding - \$15,000 from Economic Development and \$15,000 from Maintenance - will eliminate our part time members who provide guidance and expertise to our maintenance team.

The Economic Development funds cut by the City Council have previously been allocated to essential administrative expenses such as salaries, marketing, advertising, recruitment, and event support. For 2025 we have already made the difficult decision to eliminate nonessential expenditures - cell phone allowances and benefits for the staff. Your support for benefits in 2024 has been an incredible help and the whole team remains grateful for it. Thank you again!

LET'S KEEP THEM A PART OF THE GBID MAINTENANCE

DEBBIE FERRELL



Debbie is an entrepreneur who owns Vines of New York Art Gallery, is the Executive Director of Enrich Geneva, led the regional Eclipse Task Force and currently works for the GBID's maintenance and economic development team. She came on board after the Director asked her to help manage the landscaping crew and help organize and set up standard operating procedures. She has become instrumental in our grant acquisition and management.

JILL BYINGTON



Jill's specialty is natural resource conservation and research. She is a successful self-employed Landscape Gardener and Master Gardner who cut her teeth in the Sonnenberg Gardens. Currently she is a part of the Green Committee, which is how she found her way to the GBID. We asked for her guidance in taking care of the DRI native plantings and has slowly increased the amount of time she spends with the BID as we have begun to take over the lakefront landscaping beds.

Maintaining the downtown's appeal is crucial not only for our businesses but also for attracting residents, visitors, and investors to Geneva. Your continued partnership with the GBID will ensure that we can meet these goals despite the challenging fiscal environment.

REQUESTED FUNDS

HELP US KEEP OUR VALUABLE EMPLOYEES

This proposal is a request for funding assistance. I appreciate you considering the request as we recognize that the gap funding provided while the City increased its downtown budget was set to cease in 2024.

Debbie funding request: \$6,500

The requested funding would allow us to retain her in the maintenance team for 5 hours per week from May through October. Debbie currently works 20 hours per week on maintenance tasks and while hours would be reduced, just the few would tremendously help our team.

Jill funding request: \$9,600

Jill oversees landscaping bed maintenance including but not limited to planting, plant management, pruning, mulching, and weeding,

We would be grateful for any help you can provide. We will push through the rest of the budget cuts but very much would like to keep our team intact even though the hours would be reduced. Thank you for considering this \$16,100 request.

THANK YOU FOR YOUR CONSIDERATION.