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: December 6, 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
November Minutes	Motion to approve	Anne Nenneau
Financial Report - November	Motion to approve	Adam Blowers
GEDC		
Report from Webster Properties	Presentation	Myles Webster
Agenda Items		
GEDC Report	Presentation	Kristen Collins, C&S
GBID Funding	Request	Catherine Price
Awards Committee	Report Out	Lowell
GEDC Committee	Report Out	Lowell
Nominating Committee	Report Out	RJ
Director's Report		
YMCA	Update	David West
OEO Property Sale Process	Update	David West
Ontario EAGLE Fund	Announcement	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, November 8, 2024 @ 8:30am
Meeting Minutes

In Attendance:	**Others present:**
Anne Nenneau, Chair	Steve Maier – via Zoom
Irene Rodriguez	David West, City of Geneva
Lowell Dewey	Nicole Tillotson, City of Geneva
RJ Passalacqua	Myles Webster – via Zoom
Cathrine Price	Ryan Davis – Ontario County
Jan Regan – via Zoom	

Public Hearing

Meeting Called to Order

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

Additions to the Agenda

Ms. Price asked to have BID funding discussion added to the agenda. Director West asked to remove the GEDC Report from the agenda. Upon Mr. Davis's arrival Couty Update was requested to be added to the agenda. Motion for the addition and removal made by Mr. Dewey, seconded by Mr. Passalacqua; motion carried.

June 2024 Meeting Minutes

Motion to approve October meeting minutes made by Mr. Passalacqua, seconded by Ms. Price. Motion carried.

Financial Report

Comptroller Blowers provided a written report for September and year end. Director West asked the board if there were any concerns, comments, or questions he could take back to Comptroller Blowers. It was noted that the $400,000 loan with Lyons National Bank still doesn't appear on the financial report; Comptroller Blowers is still tracking that information down.

GEDC Report from Webster Properties

Myles Webster provided an update on the GEDC, noting that they are working on typical lower-level items in preparation for the winter including roof repairs, and working with an internal tenant on expansion. Chair Nenneau noted that once the final C&S Engineering Report is in hand, she will set up an on-site meeting with Webster Properties. Director West shared that discussion occurred during the Executive Committee meeting around getting a letter together for tenants notifying them of the phasing out of subsidized rents for non-incubation and non-community serving NFP tenants. Proposed rents that came out of that meeting are $3 per square foot for raw space with issues, and $12-$14 per square foot for office space in good condition. It was also noted that the Geneva Theater Guild rent is being heavily subsidized at $175

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per month. Director West asked that the IDA be treated as a top-level sponsor in all of their programing and advertising. Chair Nenneau noted that improvements the IDA made to the space this year exceeds what they paid in rent. Chair Nenneau mentioned concerns about GEDC space visibility on the Ontario County Economic Development website, and honest brokering of space. Discussion then followed regarding grants being pursued in which County participation would be helpful. Mr. Dewey wondered what the City of Geneva pays for the space they lease. Director West explained that they pay around $0.70 per square foot, under a lease good through 2034. Chair Nenneau thanked Mr. Webster for the very complete reports provided.

Strategic Plan

Director West shared that the LDC recently endorsed the Department of Planning and Economic Development's new Strategic Plan, and that he'd like the IDA to consider endorsement as well. He noted that he has received no feedback at this time on the Plan. City Council will be meeting later this month to review, provide feedback, and consider endorsement as well. A motion to endorse the Strategic Plan was made by Ms. Price, seconded by Mr. Dewey; motion carried.

Discussion followed complementing the content of the report, well organized meetings, and good community buy in. Ms. Regan wondered how involved the IDA would be with the City's new Comprehensive Plan, funded in the 2025 budget. Director West shared that there is no plan yet, noting that first steps include looking at the existing plan to check for alignment, and as a community see what still makes sense. The IDA can and should be involved. Discussion followed.

Awards Committee

Mr. Dewey provided an update on Awards Committee progress, sharing a letter distributed to several local home improvement vendors, asking for donations towards prizes. Both Lowes and HEP were excited to be included, both offering product, but not cash. Mr. Maier confirmed that there is nothing IDA's can do legally, financially as gifts and loans are not allowable. Director West shared that the LDC is happy to participate in the event, but not financially. Mr. Maier further explained that outside businesses can donate for specific costs that the IDA can then manage, but the IDA is prohibited from using its own funds for this effort. Mr. Dewey proposed two tiers of awards for residential and commercial properties. For residential the lower tier would be for homes valued up to $200,000, and the upper tier would be for homes valued above $200,000. Commercial limits will split at $400,000. Mr. Dewey shared that he met with Neal Braman, who promised to share a list of properties he's been impressed with over the past few years. Mr. Passalacqua wondered if community members could nominate homes; Mr. Dewey expressed that can get complicated, and for the first year at least, he'll leave nominations as is. Director West noted that the SBA shared recently a similar County-wide awards program that residents can make nominations for.

City Speed Limit

Mr. Dewey then shared that he learned recently that cities can lower speed limits to 25 miles per hour on State roads they maintain without involving DOT. Discussion followed around South Main Street and speeds and safety concerns. Director West explained

that cities can lower a particular route to 25, but not the whole city. He further explained that City Council will be looking into this, noting that parking on both sides of the street actually narrows lanes, naturally slowing down traffic.

GEDC Committee

Chair Nenneau shared that the Committee has not met, and asked Director West for a copy of floorplans. She further noted that once the C&S final report is in hand, she will get the committee together.

Nominating Committee

Nothing to report at this time.

Director's Report – YMCA

Director West striked from agenda, noting that this will become an LDC matter.

Director's Report – OEO Property Sale

Director West shared that the RFQ deadline has been extended, as many questions arose during the process. In response to the number of questions, an FAQ document is being put together to share with interested parties, and pushing out the deadline. Discussion occurred around city owned property and the process for people to make purchase offers on property the City isn't actively trying to sell. The City is now taking requests quarterly where offers can be made on any city owned property, and the Property Disposition Team will then review. Ms. Price wondered about the parcel on Lake Street next to the old pump station. Director West explained that property, including small slivers on either side owned by the IDA is under contract for sale, due to terms of the current lease. The lease holder is exercising his right to purchase the properties. It was noted that the City owns the lot across the street, on both sides of Castle Creek, and mentioned that the IDA could implement a similar property sale plan to the City's.

GEDC Winery Expansion

Director West shared that Webster Properties recently asked the winery what their plans are moving forward, as they are taking up all the space under their roof that isn't occupied by Banner Door. Director West then shared that he spoke with attorneys about Food Justice and their abandoned space yesterday. He will be sending an abandoned property 30-day letter, as they still have a van, two trailers, and a walk-in cooler within the space whose lease ended in May. The winery is interested in moving into this space. Discussion followed about market rate rent, noting that under the current contract the property manager has the authority to set all rents. Director West advised the Board that he gives property management plenty of feedback on rent pricing.

Ontario County Update

Ryan Davis, Director of Ontario County Economic Development, shared that the County IDA has been quite busy, noting lots of housing development. He shared that on Wednesday the EAGLE Loan Program will launch. This program is geared towards small businesses through a partnership program with Canandaigua National Bank. Chair Nenneau wondered if the County still has a revolving loan fund, Mr. Davis

confirmed that it does, for larger ventures. The EAGLE program is geared towards smaller businesses taking over vacant property, noting that they are hoping the State will earmark funding for the program as well.
Mr. Davis next shared details of a meeting that occurred in October between Senator Helming, Ontario County Economic Development, Ryan Homes, and the Town of Farmington. The developer ran into an unexpectedly high cost to bring gas and electric to a project across Route 96 from the Race Track, $4.5 million. NYSEG sent a letter stating that even if gas and electric were brought to the project, they couldn't guarantee gas delivery, so Ryan Homes abandoned the project. NYSEG has indicated that there is no place in their service area where they think they could readily deliver new utilities, however they also state that if a really good plan comes along, they may be able to accommodate. Ontario County Planning and Economic Development put together a baseline project intake form for residential projects of more than five homes, and commercial projects with 5,000 square feet of space or more. He explained that it's hard to apply pressure to utilities, cost has become a problem, and they don't have to get back to developers regarding projects. Chair Nenneau wondered if the utility situation would be an impediment to development in the city. Mr. Davis explained that it may, sharing that the former Real Eats building, after eight months of vacancy, was looked at by a developer, who was told by utilities that they'd have to see if they had the power. That developer walked away. Mr. Davis explained that utilities used to reserve power for 12-18 months for projects to get through zoning, to fruition. The County will be calling utilities back in with Economic Development, looking for clarification on their new criteria for emergent or urgent development. Mr. Davis shared another scenario where three school districts in the County have expansion projects, noting that the schools had no idea there was an issue with gas and electric. Schools in particular are looking to electrify their fleets, including school busses, and will not be able to make up electric efficiencies through LED bulbs in order to supply vehicle charging. The County will be getting the schools together for a meeting on the topic. Chair Nenneau expressed concern with the OEO project, noting that it will be important to touch bases with utilities very early on. Discussion followed regarding how if a gas line was there, all a project had to do was tap the line and have service. Mr. Dewey shared a model for growth used by Amhurst, NY. Discussion followed regarding this new utility availability issue being a good argument for solar. Mr. Davis further explained that utilities not being there was never a concern, or part of planning.

BID Funding Shortfall

Ms. Price, BID Executive Director explained that City Funding in 2024 was $230,000 in support of maintaining the current scope of Economic Development and the DRI project. The City has allocated a total of $92,000 to the BID in 2025. Ms. Price explained that the City will take back mowing and weed eating. She further expressed concern about staff, and her goal to avoid layoffs. She would like to see funding to retain the BID's maintenance supervisor, and Master Gardner services at the Lakefront. Some cost saving strategies Ms. Price is considering will be to move the maintenance supervisor position from a full year position to May through October. She is seeking grant funding in an effort to stay on the cutting edge of native plants in the region, as Geneva is becoming known as a benchmark city that other municipalities are looking to model. Ms. Rodriguez wondered where the funding from IDA and LDC are for the year, wondering if there will be any carryover. Ms. Price explained that there won't be any

carryover, noting that she used extra funds to pay a Master Gardner. It was noted that the IDA and LDC each allocated $6,500 a year for two years to the BID, and did not allocate anything in their next budgets to support BID. Ms. Rodriguez explained that the IDA doesn't have funds, and is not comfortable with its own income streams for the upcoming year. Ms. Price is looking for any thoughts or suggestions for funding streams, in an effort to avoid layoffs. Chair Nenneau asked Ms. Price to put a proposal together for the Executive Committee meeting the fourth Tuesday of the month for consideration on the December agenda.

Executive Session

A motion was made by Chair Nenneau 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. Dewey at 9:33am. Motion Carried.

A motion was made by Mr. Passalacqua; seconded by Ms. Rodriguez to exit executive session at 9:56am.

Adjournment

Chair Nenneau made a motion to adjourn the meeting; seconded by Ms. Price. Meeting adjourned at 9:57am.

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City of Geneva Industrial Development Agency

Profit and Loss

October - November, 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**

Profit & Loss

Property: 122 N Genesee St

10/01/24 - 11/30/24 (cash basis)

	Amount
INCOME	
40000 Rental Income	37,902.80
44000 Application Fees	-40.00
42000 Late Fee Income	200.00
44100 CAM Income (non-posting)	1,820.00
40009 Utility Income	
44001 Gas & Propane	493.37
44002 Water & Sewer	116.22
44003 Electric	1,364.70
40009 Other Utility Income	750.00
40009 Total Utility Income	2,724.29
4700 Prepay Items	-4,020.74
TOTAL INCOME	**38,586.35**
EXPENSE	
62000 Utilities Expense	
62205 Water & Sewer	1,381.43
62000 Other Utilities Expense	4,802.22
62000 Total Utilities Expense	6,183.65
62400 Trash	474.00
63000 Insurance Expense	4,142.00
62500 Computer/Cable/Internet	-134.30
65000 Property Management Fees	2,910.31
61100 Repairs & Maintenance Expense	
61150 WebProp Labor Expense	18,200.00
61160 Material Expense	516.66
61101 Subcontracted Services Expense	7,775.70
61100 Other Repairs & Maintenance Expense	3,997.38
61100 Total Repairs & Maintenance Expense	30,489.74
62200 Telephone Expense	681.58
TOTAL EXPENSE	**44,746.98**
NET INCOME	**-6,160.63**

NET INCOME SUMMARY

Income	38,586.35
Expense	-44,746.98
NET INCOME	**-6,160.63**

City of Geneva Parks Partnership

Balance Sheet

As of November 30, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10001 Five Star Bank	0.00
10002 City of Geneva IDA	194,567.79
Certificate of Deposit	30,000.00
Total Bank Accounts	**$224,567.79**
Other Current Assets	
12000 Undeposited Funds	0.00
Total Other Current Assets	**$0.00**
Total Current Assets	**$224,567.79**
Fixed Assets	
Land Held for Sale	65,999.00
Total Fixed Assets	**$65,999.00**
TOTAL ASSETS	**$290,566.79**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	0.00
Total Accounts Payable	**$0.00**
Other Current Liabilities	
21010 Partners' Equity	
21013 Geneva Growth	0.00
21014 Geneva IDA	0.00
Total 21010 Partners' Equity	**0.00**
26001 Due to other governments- JV	0.00
21011 City of Geneva	144,825.00
21012 Ontario Co. IDA	50,530.00
Total 26001 Due to other governments- JV	**195,355.00**
Total Other Current Liabilities	**$195,355.00**
Total Current Liabilities	**$195,355.00**
Total Liabilities	**$195,355.00**
Equity	
30000 Opening Balance Equity	0.00
32000 Retained Earnings	95,211.79
Net Income	
Total Equity	**$95,211.79**
TOTAL LIABILITIES AND EQUITY	**$290,566.79**

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)
- Tenant is working on build out of space

Finger Lakes Martial Arts Center (A303)
- Tenant is currently working on building out of his space, took down multiple walls - Completed demo of office area for mat room.

FLX Glassware (Chad Lahr) (A104)
No activity to report

FLX Hospitality (B102)
- In discussions about taking over additional space

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

Maintenance:

- Asbestos in section 210,211,216 should be addressed to get space rented
- Ongoing issue with system riser

Accounting:
Attached is the P&L through two months ending November 2024. The revenue is trending slightly below budget but some of the planned increases in rent in the budget phase in later in the year. The P&L was run on a cash basis and

shows rental income of $38,586. Element Winery has not paid their November rent so if this is added in, the monthly rent is approximately $21k versus budgeted monthly rental income of $22k. Expenses are running slightly better than the monthly budgeted amount of $47.7k.

Other accounting attachments:

- November Owner's Statement
- GEDC Bank Register as of 11.30
- GEDC Bank Register #6893 as of 11.30
- Delinquency Report
    - Tim Higgins – Made partial payment for boat storage and paying balance ASAP.
    - 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 – Tenant made payment as promised. We allowed that but will not allow his request to then make his next payment in February. Following up with tenant regarding December rent + back balance.
    - Banner Door, Geneva Sound, Lyons National, Spirit of Miles, J. Anderson, FLX Hospitality – All utility charges that were added to accounts on the 15th & 21st of November. All tenants were sent statements at that time, and we should receive payment with this month's rent.
    - The Element Winery – Past due November rent. Reached out to tenant, haven't heard back.

Saff Labor:

- 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
    - Meter reads

Other time spent this month -

- Leaf pick up around building and removed from roof
- Attempted break in from 306 exterior door
- Investigated dog running through building
- Fire system maintenance
- Sprinkler testing with Colonial Sprinkler
- Clean up overflow dumpster
- Unity House zone valve issue – fixed thermostat
- Met roofer onsite to repair leak in 303
- Scheduled roofers to come back for roof leak in 306
- Responding to tenant questions
- Responding to emergency calls
- Moving in boats to storage
- Overseeing construction (tenant build outs)

Boat/Vehicle Payments: To date, we have received $4000 for boat / vehicle storage.

November Showings – 1
Current Prospects:

- Semidioses Music (Lizanyelis Lebron) Pending application for a 1 YR lease $700 Rent, $50 Utility, $50 CAM

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 –

$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

Webster Property Management, LLC
Webster Property Management
350 East Ave, Suite 203
Rochester, NY 14604
(585)465-5000

GEDC
47 Castle Street, Geneva, NY 14456

Owner Statement

Ownerships: 122 N Genesee St

Date Range: 11/01/24 - 11/30/24

		Current	YTD
Beginning Bank Balance		18,024.61	43,002.68
Income			
	Rental Income	20,556.40	189,995.02
	First Month Rent	0.00	1,575.00
	Late Fee Income	100.00	1,300.00
	CAM Income (non-posting)	935.00	9,585.00
	Utility Income	618.17	2,487.98
	Gas & Propane	239.06	7,208.82
	Water & Sewer	116.22	144.05
	Electric	705.50	11,047.92
	Prepay Items	-3,817.85	459.29
	COM Set Up Fee	0.00	150.00
		19,452.50	223,953.08
Expense			
	Utilities Expense	4,768.60	43,468.76
	Water & Sewer	0.00	5,525.72
	Trash	474.00	1,618.00
	Insurance Expense	4,142.00	20,710.00
	Computer/Cable/Internet	-211.15	755.70
	Property Management Fees	813.40	17,316.34
	Cleaning / Laundry Expense	0.00	200.00
	Commissions & Fees Expense	0.00	2,625.00
	Repairs & Maintenance Expense	3,997.38	28,653.02
	WebProp Labor Expense	10,050.00	89,220.00
	Material Expense	37.75	1,073.47
	Subcontracted Services Expense	1,180.00	26,019.87
	Office/Supplies	0.00	273.40
	Telephone Expense	516.02	2,652.92
	Interest Expense	0.00	8,373.98
		25,768.00	248,486.18
Net Income/Loss		**-6,315.50**	**-24,533.10**
Other Transactions			
	Received from owner	0.00	20,000.00
		0.00	20,000.00

Ending Bank Balance		8,074.23	8,074.23

Cash Requirements

Total Reserve:	0.00
Security Deposits Held:	12,457.50
Total Requirements	12,457.50

COMMENTS

Delinquency (Detail)

Property: 122 N Genesee St

Current tenants as of 11/30/24

Tenant Name	Acc	Unit	Unit Type	Charge	Date	Amount
122 N Genesee St						
Higgins, Tim	2985	Suite A309	Car Storage	Rent Charge	11/25/24	100.00
						100.00
Jason G. Swartley	1325	Suite A203	Office	Rent Charge	5/1/24	500.00
				Electric Utility	6/1/24	50.00
				Rent Charge	6/1/24	400.00
				Late Charge	6/6/24	50.00
				Late Charge	10/6/24	50.00
				Electric Utility	11/1/24	50.00
				Rent Charge	11/1/24	500.00
				Late Charge	11/6/24	50.00
						1,650.00
Banner Doors of NY	1327	Suite B104	Office	Electric Utility	11/15/24	336.61
				Gas Utility	11/21/24	7.70
						344.31
Geneva Sound Factory	1331	Suite A102	Office	Gas Utility	11/21/24	0.92
						0.92
Food Justice	1332	Suite B101	Office	Rent Charge	4/1/24	600.00
				Common Area Maintenan	4/1/24	25.00
				Rent Charge	5/1/24	600.00
				Common Area Maintenan	5/1/24	25.00
				Late Charge	5/6/24	50.00
				Utilities	5/13/24	158.30
				Electric Utility	5/21/24	26.46
				Gas Utility	5/21/24	53.93
				Electric Utility	5/21/24	25.44
				Gas Utility	5/21/24	26.10
						1,590.23
Lyons National Bank	1334	Suite A308	Office	Electric Utility	11/15/24	47.08
				Gas Utility	11/21/24	1.08
						48.16
The Spirits of Miles Distillery, Inc	1335	Suite A312	Office	Electric Utility	11/15/24	40.24
				Gas Utility	11/21/24	0.92
						41.16
J. Anderson, Cabinetmaker	1857	Suite A304	Office	Electric Utility	11/15/24	63.78
				Gas Utility	11/21/24	1.46
						65.24
FLX Hospitality LLC	1894	Suite A307	Office	Electric Utility	11/15/24	78.03
				Gas Utility	11/21/24	1.78
						79.81
The Element Winery	2834	Warehouse B103A	Office / Warehouse	First Months Rent	11/1/24	1,137.50
				Utilities	11/1/24	200.00
						1,337.50

Total Delinquent for Property: **5,257.33**

Report Summary

Detail	Value
Tenants:	10
Percent Delinquent:	31.25%
Delinquent Amount:	5,257.33

C&S Engineers, Inc.
499 Col. Eileen Collins Blvd
Syracuse, New York 13212

Facility Condition Assessment

122 North Genesee Street, Geneva, NY

Prepared for:
Geneva Industrial Development Agency
47 Castle St.
Geneva, NY 14456

November 2024

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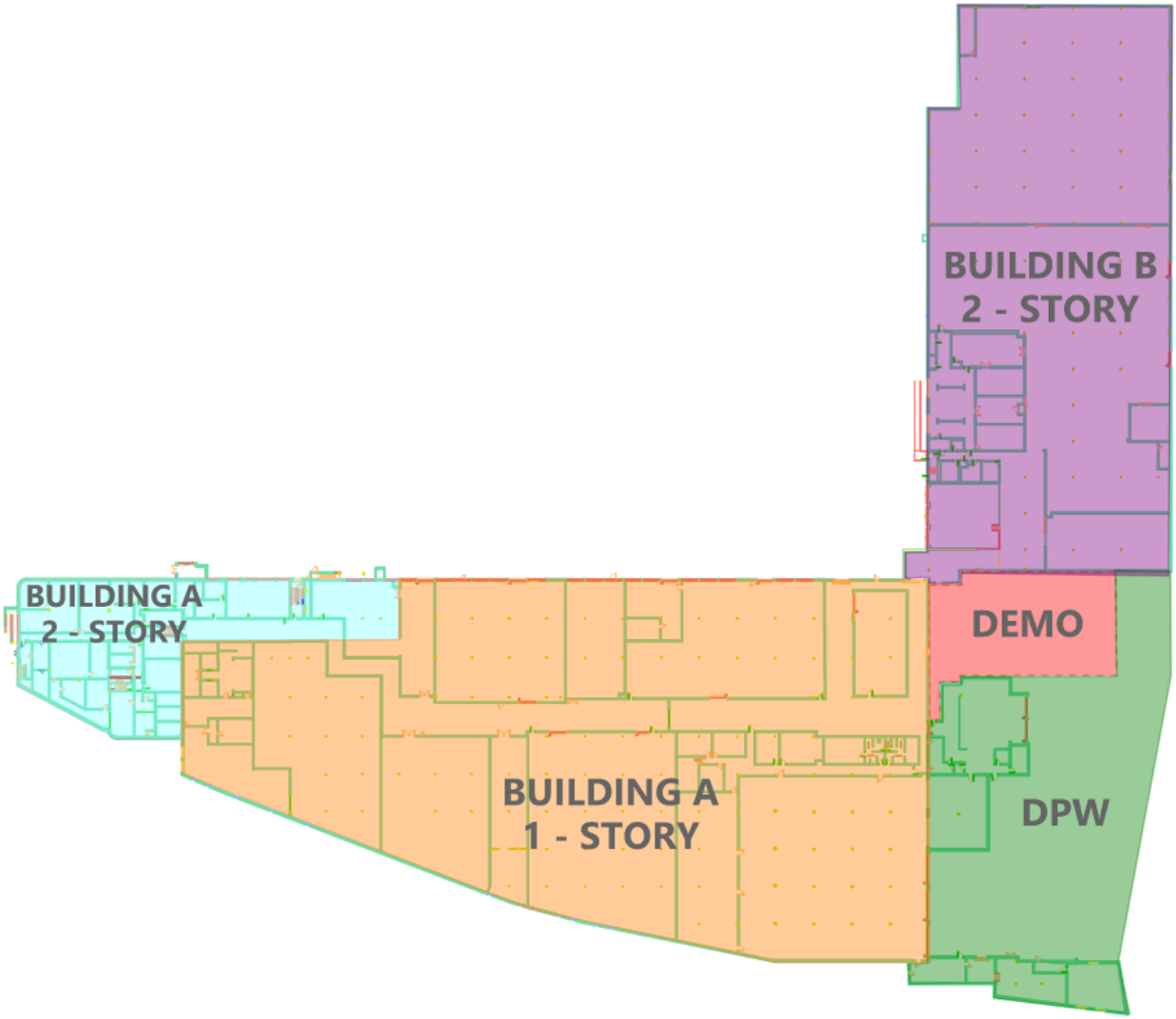
0.0 EXECUTIVE SUMMARY

0.1 General Description

C&S performed a site evaluation at 122 N. Genesee Street to assess the condition of the existing structure, the existing building systems, and accessibility. In preparation for the facility evaluation, review of existing building documentation was performed (see section 0.4).

The 200,000 sf building is 2 stories tall and constructed in phases. According to the Phase I environmental assessment report:



The subject property was initially developed by the Empire State Can Company founded in the 1890's. The Empire State Can Company consolidated in 1901 with 123 other small American canaries to form the American Can Company. The factory continued to produce cans until 1913. During World War I (1914-1918) the factory produced shell casing for munitions. In 1923 the factory was converted to a machine shop that produced machinery for the canning industry. In 1925 the factory footprint significantly expanded and continued to do so through the 1930's. During World War II the factory once again supported the defense industry and designed and manufactured machinery to mass produce torpedoes. After the war, the factory continued to operate and grow through the 1950s and 1960s. In the 1970s and the 1980s production and employment started to decline due to changes in the technology, a weakening economy and changes in direction at the company, and the Geneva plant closure was announced in 1989. Since 1994 the Geneva Industrial Development Agency (IDA) has operated the subject property as a local business incubator known as the GEDC (Historic Geneva, 2022).

General Description.

Based on the condition of evaluated systems, the following immediate renovations are recommended:

1. Perform a full facility hazardous material survey.
2. Demolition of the historic masonry building to the south of building B and to the east of building A. Further investigation will be needed to determine if portions of the historic masonry walls are interconnected with or independent of buildings A & B.

3. Install missing flashing around perimeter of building A second floor. The existing wall system is incomplete, allowing water infiltration along the entire perimeter of the second floor above the windows.

4. Install roof drains at the second-floor roof of building A in areas of standing water.

5. Replace the 3" galvanized water service
6. Replace domestic water heating system in Boiler Room.
7. Boilers and pumps have exceeded life expectancy and should be replaced
8. Provide vehicle and welding exhaust in the maintenance garage.
9. Install egress hardware on the exit door to Genesee Street.

The mechanical and plumbing systems of the building are in poor condition and require major system upgrades. The recommendation is to replace the rooftop units and make up air units that no longer work in occupied areas to provide proper ventilation rates. Ventilation in the vehicle storage garage requires further review to determine if the louvers are activated by a carbon monoxide sensor and alarm. Currently the louvers are covered. As HVAC upgrades are made to the building temperature control system – building management system can be introduced. All galvanized pipes should be replaced.

The electrical, data and fire alarm system are in good condition.

The sprinkler systems are in fair condition, but design criteria should be evaluated to ensure adequacy for protection of current combustible storage in applicable areas.

0.2 Rating of Systems

Building System Condition Ratings and Definitions:

Green	Good Condition
Yellow	Fair Condition, may be functional but may need maintenance or replacement in the near future.
Red	Poor Condition, requires immediate maintenance or replacement

0.3 Opinions of Probable Cost

RED		YELLOW		GREEN	
	$X		$X		$X
	$X		$X		$X
	$X		$X		$X
	$X		$X		$X
	$X		$X		$X

0.4 Documentation Review

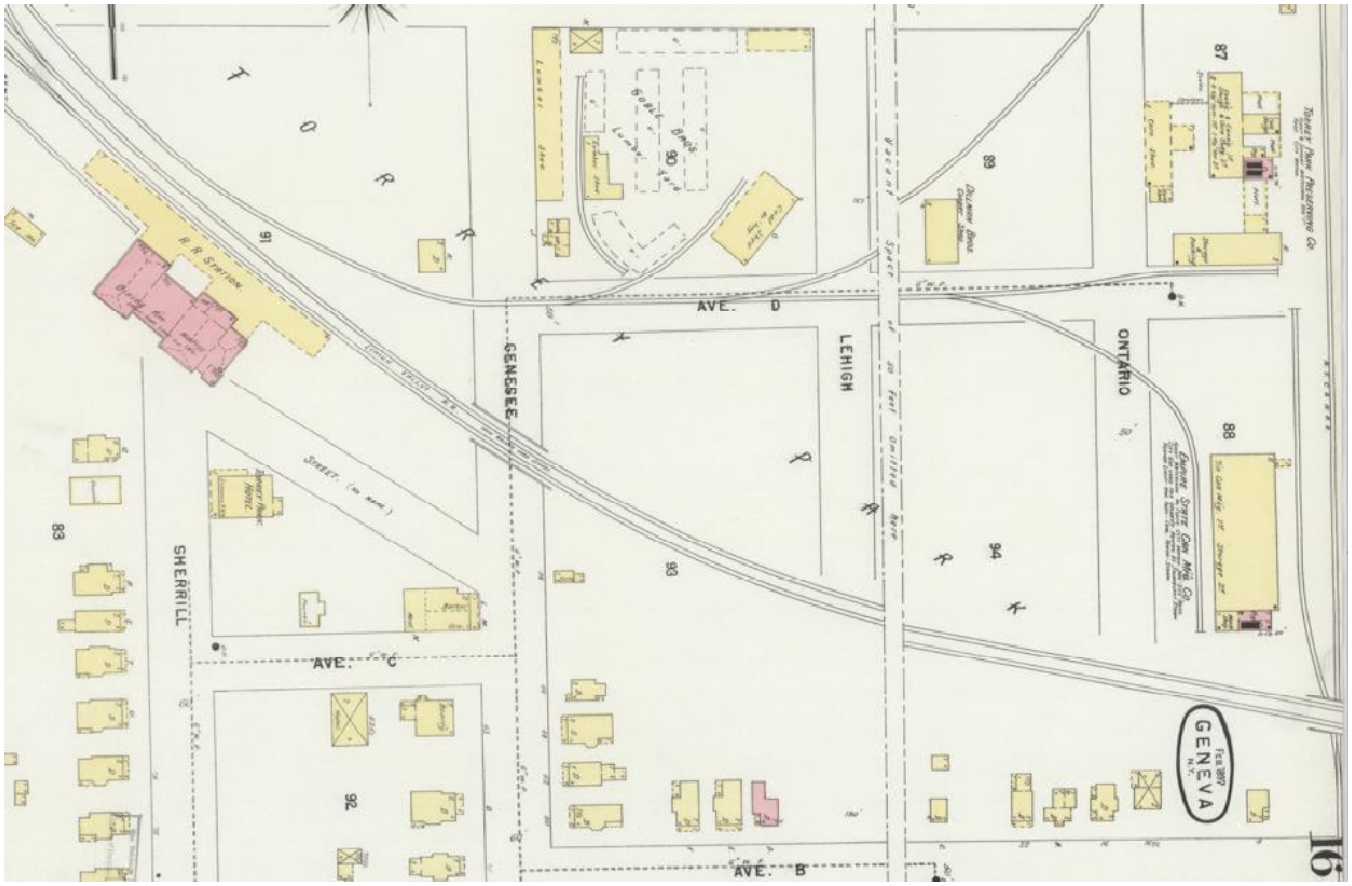
Existing building documentation review included:

Schematic building floor plans produced by CJS Architects

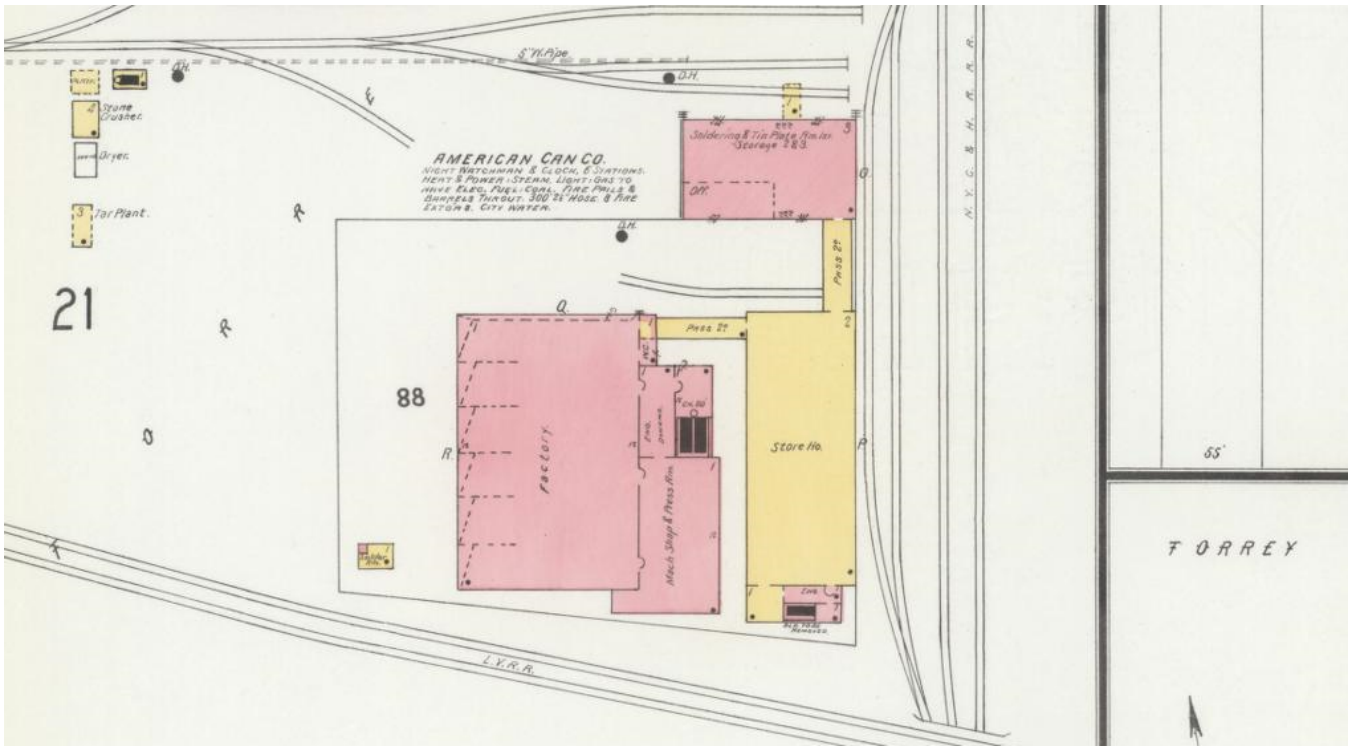
Roof Condition Assessment provided by Building Envelope Products & Services, February 14, 2023

Phase I Environmental Site Assessment by Marks Engineering, March 2023

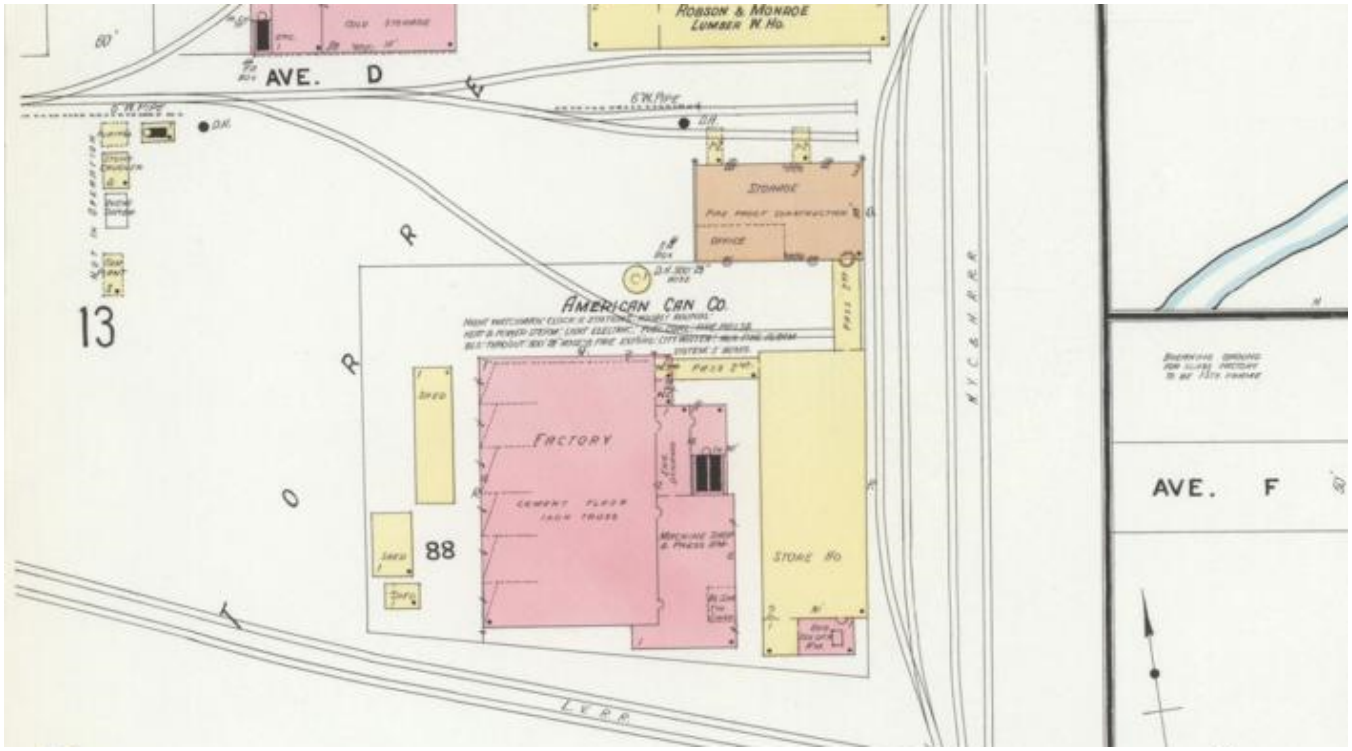
1887 Sanborn Fire Insurance Map



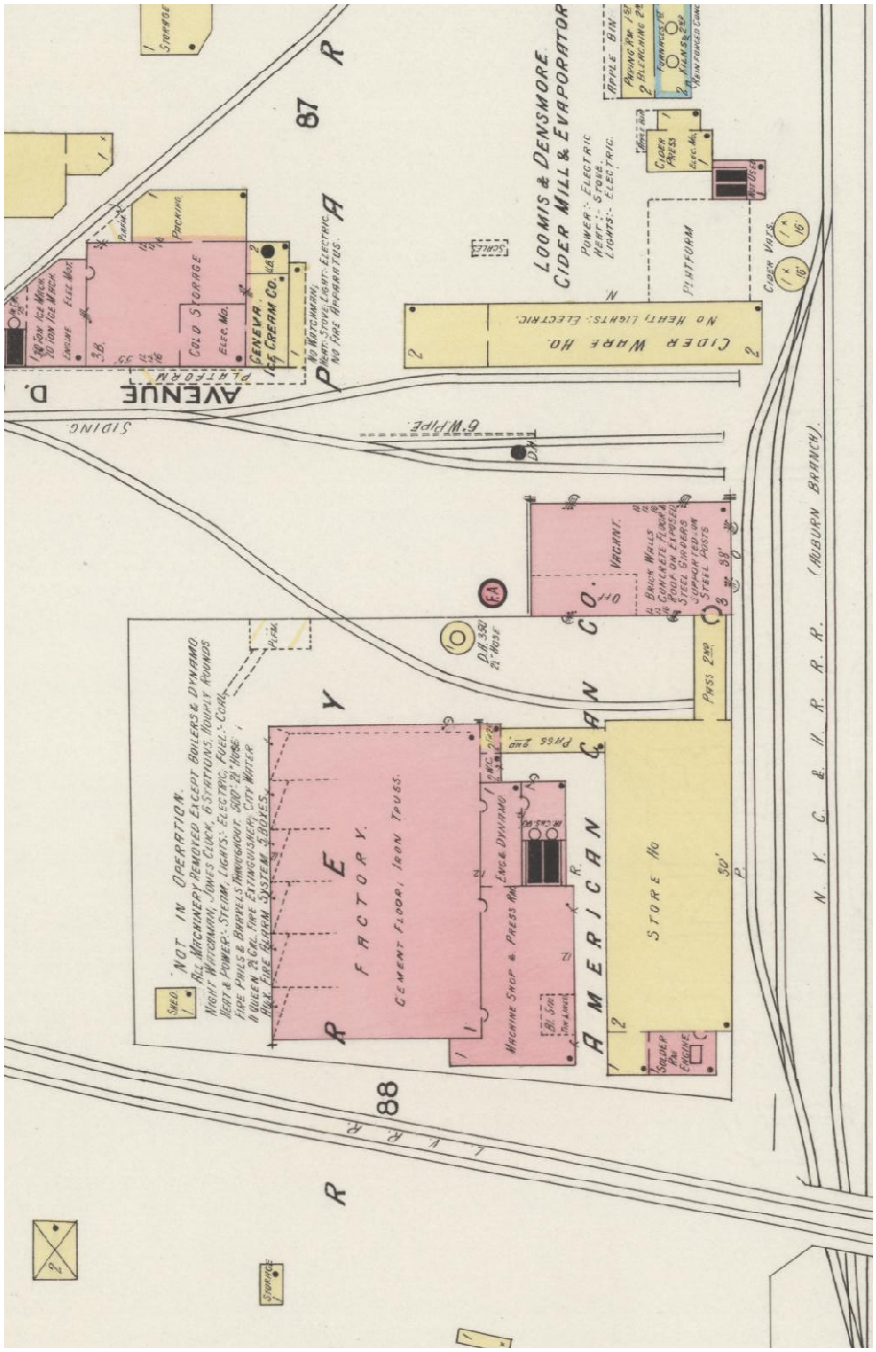
1903 Sanborn Fire Insurance Map



1909 Sanborn Fire Insurance Map



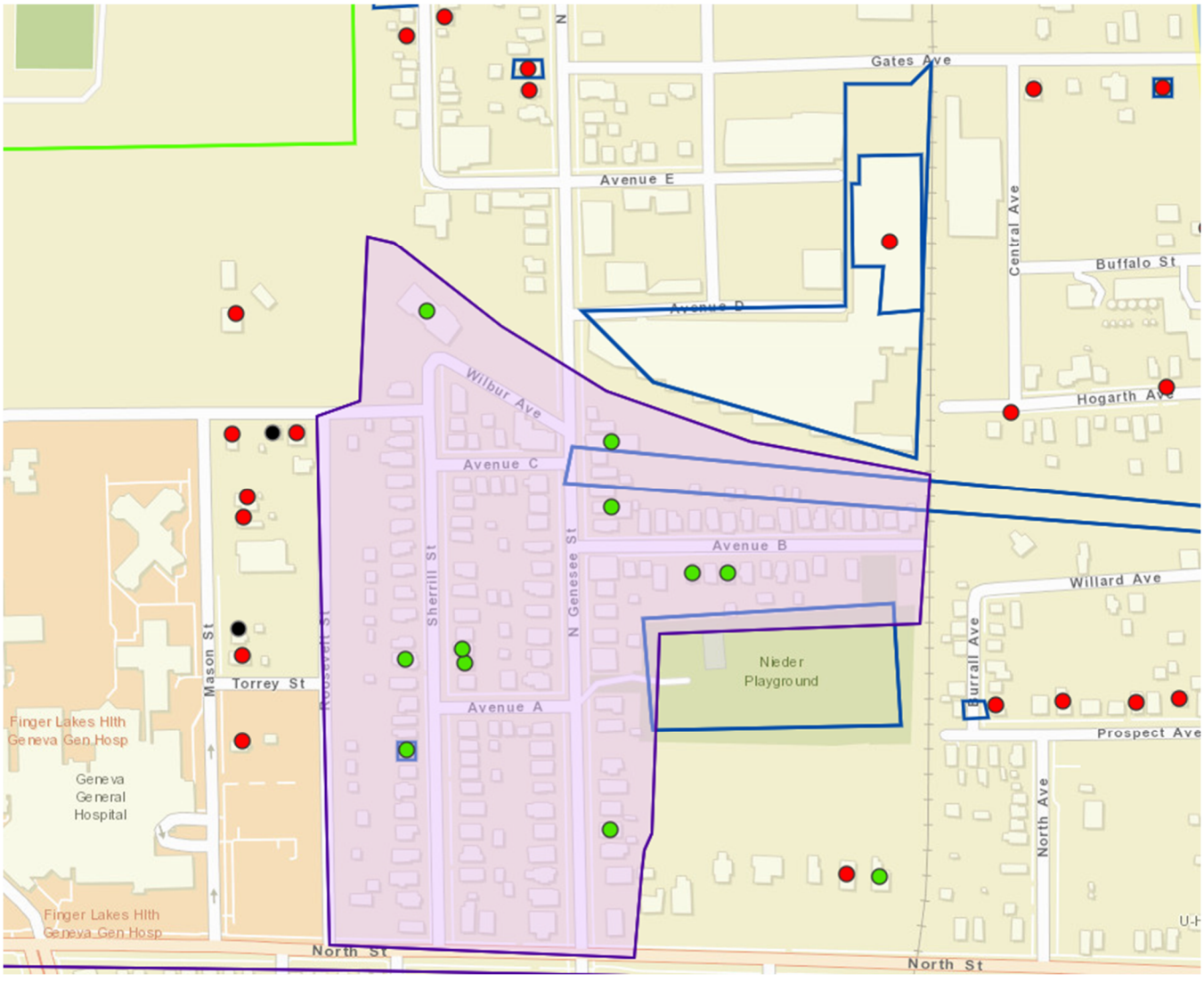
1915 Sanborn Fire Insurance Map



American Can Works – 1918

Cultural Resource Information System Map – NYS Historic Preservation Office

- Indicates the subject property is not eligible for historic designation as an individual building or district.
- The subject property is adjacent to a registered historic district.



1.0 GENERAL INFO

Building Name	Geneva Enterprise Development Center
Street Number	122
Street Name	North Genesee Street
City	Geneva, Ontario County
Zip Code	14456
Occupancy Code	B, F, S, U
Year Built	Ca. 1900
Climate Zone	5A
Number of Floors	2
GSF of Building as Currently Configured	200,000
Building Renovations	
Building Ownership	GEDC

2.0 SITE

Inspector Name	Kristen Collins
Survey Inspection Date	8/7/2024

2.1 Site – Pedestrian Circulation Design Including Handicap Accessibility

Overall Condition	Yellow
Year of Installation or Last Major Reconstruction	
Date Warranty Ends	NA
Cost to Reconstruct/Replace	$42,000

Target Replacement Date	2025

Comments (Including any observed code violations):

- Concrete stair and ramp along Genessee Street show signs of cracking and chipping.
- Brick masonry wall surrounding ramp has cracks and missing pieces on the cap.
- Crack repair, joint caulk, and surface coating will extend the useful life of the concrete & masonry entrance system
- Metal railings and columns require maintenance repainting.

- ADA parking space at the west end of Building A (near Genesee Street) has slopes that exceed 1:48 (measured 1.5/48).
- ADA parking space at Building B (east end of Avenue D) is nonconforming. It is recommended that this space be adjusted to provide an accessible way to the ADA ramp and install pavement hatching to delineate the accessible aisle.
- Of the four designated ADA parking spaces at the site, there are two ADA parking spaces near Building A that are one the north side of Avenue D, with non-conforming aisle markings. It is recommended that these parking spaces be placed adjacent to Building A, so that they are part of the accessible way to the building.
- There is a concrete valley gutter along the edge of pavement and concrete walkway edge along a portion of the north frontage to Building A. Approximately 110 sq ft of this gutter needs replacement.
- At the north side of Building A, the parking area along Avenue D is flush with the 5'-0" wide walkway along the perimeter of the building, creating concern of vehicles occupying the pedestrian space, or creating impacts to the building. Provide consideration for bollards or vehicle rated planters at this area of the building, with focus at the entry points.

2.2 Site – Landscaping

Overall Condition	Yellow
Year of Installation or Last Major Reconstruction	
Cost to Reconstruct/Replace	$100,000

Comments (Including any observed code violations):

- The fire hydrants and post indicator valves (PIV's) that are placed in the pavement along the building lack bollard protection. It was also noted that three of the PIV assemblies appear to not be supervised.
- There are two wood utility poles in the pavement, adjacent to parking spaces that are recommended to have bollard protection.
- There are two significant areas of water ponding in the pavement along Avenue D and the adjacent parking areas. One of the water ponding areas is near the Center of Concern, with a puddle size of approximately 700 sq ft in area and 4" depth. The other significant puddle was noted at the east end of Avenue D, at Building B (approximate 300 sq ft, and 2" depth).
- Two of the storm sewer catch basins at the site were noted to be in poor condition.
- Along the south side of the building, there is a significant amount of tree growth directly adjacent to the building. It is recommended that these trees be trimmed and removed as needed to protect the building from damage, and maintain clear access to the building perimeter.

3.0 ROOF

Inspector Name	Kristen Collins
Survey Inspection Date	8/7/2024
BUILDING B – 2 STORY	
Construction Type	EPDM
Overall Condition	Green
Year of Installation or Last Major Reconstruction	Carlisle - 2018
Date Warranty Ends	2038 – 20 year, 72 mph wind speed warranty
Cost to Reconstruct/Replace	$/sf x 59,000 sf
Target Replacement Date	2038
Comments (Including any observed code violations): ♦ Roof condition assessment indicates 2 layers of 2.6" coated glass faced adhered polyisocyanurate with adhered .060 non-reinforced EPDM ♦ Newer roof with little to no ponding ♦ Functioning roof drains ♦ Flashing in good condition ♦ As a general maintenance item, ensure roof drain baskets are clear and secure	
BUILDING A – 2 STORY	
Construction Type	EPDM
Overall Condition	Yellow
Year of Installation or Last Major Reconstruction	2015

Date Warranty Ends	2035?
Cost to Reconstruct/Replace	
Target Replacement Date	2035
Comments (Including any observed code violations): ♦ Complete flashing at roof edge (major cause of water infiltration at office area of building A) ♦ Significant ponding noted, recommend installing roof drains immediately	
BUILDING A – 1 STORY	
Construction Type	SAW TOOTH
Overall Condition	Red
Year of Installation or Last Major Reconstruction	
Date Warranty Ends	NA
Cost to Reconstruct/Replace	$25-$30 / sf
Target Replacement Date	2026
Comments (Including any observed code violations): ♦ Replace existing system with EPDM and Metal panel ♦ Min R-30 insulation to meet energy code	
DPW	
Construction Type	Wood deck w/4" spray foam smooth APP
Overall Condition	Yellow
Year of Installation or Last Major Reconstruction	Unknown
Date Warranty Ends	NA
Cost to Reconstruct/Replace	
Target Replacement Date	2030
Comments (Including any observed code violations): ♦ This roof area should be replaced with EPDM over tapered insulation to provide positive drainage. ♦ Skylights in need of repair or replacement	

4.0 EXTERIOR

Inspector Name	Kristen Collins
Survey Inspection Date	8/7/2024

4.3 Exterior Steps and Ramps

Construction Type	Concrete w/metal railing
Overall Condition	yellow
Year of Installation or Last Major Reconstruction	
Cost to Comply with ADA	
Target Replacement Date	2025
Comments (Including any observed code violations): ♦ See item 2.1	

4.4 Exterior Wall

Construction	
Finish Type	Brick (coated/painted), CMU stair tower
Back-up System	CMU / stud wall
Overall Condition	Yellow overall, red at 2nd floor coping
Year of Installation or Last Major Reconstruction	2015
Costs	$10,000
Target Replacement Date	NA
Comments (Including any observed code violations): ♦ Immediate repair required for 2nd floor wall coping, item 0.1 #3. ♦ Maintenance repairs to include power washing, spot repointing, caulking ♦ Confirm surface coating is lime-based (allows moisture to escape brick) ♦ Only lime-based coating recommended for brick	

4.5 Exterior Doors

Construction	
Door	
Frame	
Type	
Glazing	
Overall Condition	
Year of Installation or Last Major Reconstruction	
Cost to Replace Man Doors	
Target Replacement Date	
Comments (Including any observed code violations): ♦	

4.6 Exterior Windows

Construction	
Frame	
Type	
Glazing	
Overall Condition	
Year of Installation or Last Major Reconstruction	
Cost to Reconstruct/Replace	
Target Replacement Date	
Comments (Including any observed code violations): ♦	

4.7 Canopies/Overhangs

Overall Condition	yellow
Year of Installation or Last Major Reconstruction	
Cost to Reconstruct/Replace	$15,000
Target Replacement Date	2030
Comments (Including any observed code violations): ♦ Provide protection for wall mounted air source heat pumps	

5.0 INTERIOR

Inspector Name	Kristen Collins
Survey Inspection Date	8/7/2024

5.1 Interior Finishes

Construction	
Walls	Wood/metal frame with gypsum
Floor	Tile, vct, carpet, concrete
Ceiling	ACT, gypsum, open
Overall Condition	Yellow / red
Year of Installation or Last Major Reconstruction	
Cost to Reconstruct/Replace	$75/sf of area disturbed
Target Replacement Date	As other renovations occur
Comments (Including any observed code violations): ♦ Major interior renovations should be planned to follow abatement activities, otherwise upgrades needed are cosmetic in nature	

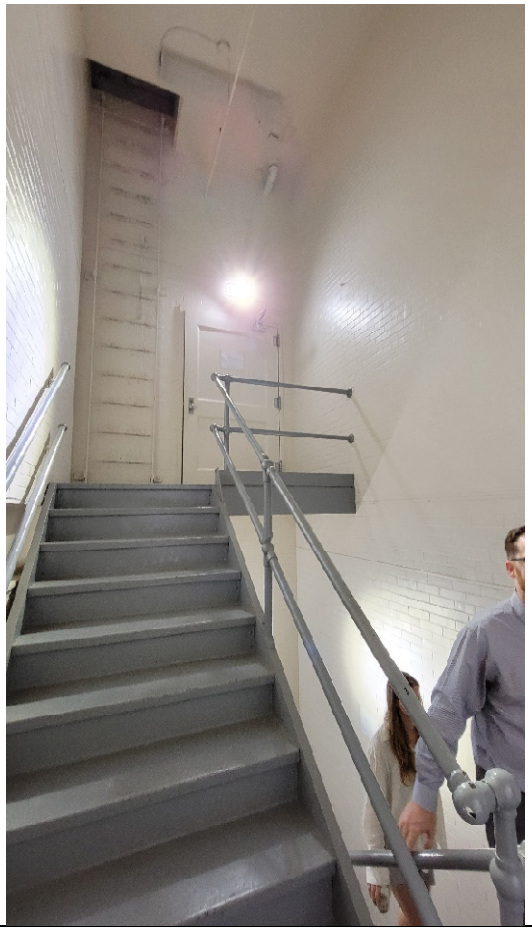
5.2 Interior Doors

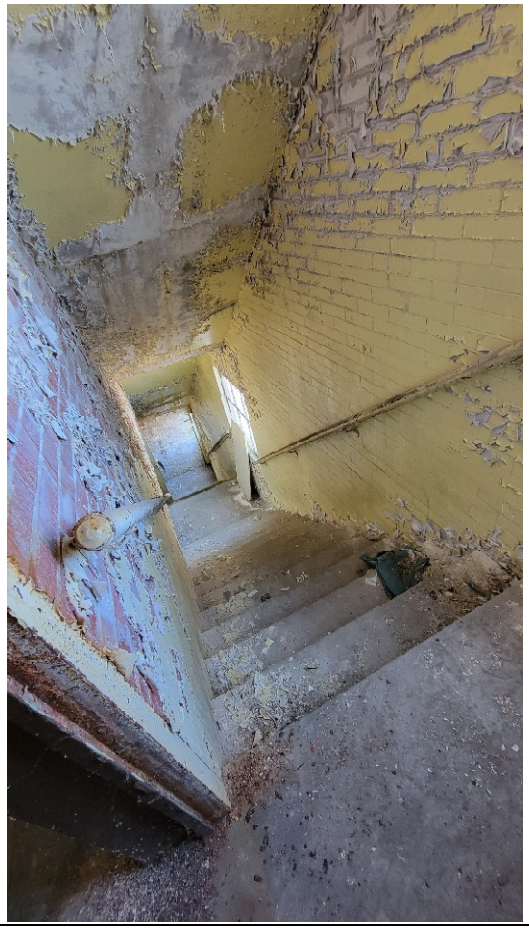
Construction	
Door	Wood / metal
Frame	metal
Type	Single flush, double flush
Glazing	Some with vision panel
Overall Condition	yellow
Year of Installation or Last Major Reconstruction	
Cost to Reconstruct/Replace	$800-$1500 / per door
Target Replacement Date	2025-2030
♦ Recommend full facility egress study to included emergency exit capacity, egress hardware, fire ratings, door labels, signage, etc. ♦ Replace doors as spaces are renovated, occupancies change or following abatement activities	

5.3 Interior Stairs

Construction	Metal / concrete
Overall Condition	Yellow / red
Year of Installation or Last Major Reconstruction	
Cost to Reconstruct/Replace	$16,000
Target Replacement Date	2025-2026
Comments (Including any observed code violations): ♦ Nonstructural modifications needed including handrail replacement, tread covers, paint, signage. ♦ Non ADA compliant handrail	

- Full renovation of exit stair required





5.4 Interior Partitions

Construction	Wood/metal frame with gypsum, brick, cmu
Overall Condition	yellow
Year of Installation or Last Major Reconstruction	
Cost to Reconstruct/Replace	
Target Replacement Date	As space reconfiguration occurs

Comments (Including any observed code violations):

- Large scale replacement activity should follow abatement activity, otherwise interior partitions should be updated as spaces are reconfigured to suit tenant needs.
- Recommend conducting an overall facility fire code compliance evaluation to be updated as tenant occupancy changes. Ensure that fire walls, smoke partitions are established and continuous where required.

♦ At minimum, corridor walls and tenant separation partitions should continue to the underside of the roof deck and provide a minimum of 1 hour fire separation.

5.6 Handicap Accessibility (within building)

Overall Condition	yellow
Comments (Including any observed code violations): ♦ Recommend full building study to investigate specific door approach / door swing configuration, door hardware, clearances, fixture mounting height and reach limits.	

6.0 MECHANICAL

Inspector Name	Jerry Cowden
Survey Inspection Date	8/7/2024

6.1 HVAC Systems

Does this building have a central HVAC system?	No

6.2 Heat Generating Systems

Heat Generation Source	Gas Fired hot water boilers
Overall Condition	Yellow
Year of Installation or Last Major Reconstruction	1999
Expected Remaining Useful Life	1
Cost to Reconstruct/Replace	$500,000
Target Replacement Date	
Comments (Including any observed code violations): ♦ Existing boilers are Laars Mighty Therm Model PH 1420	

6.3 Heating Fuel/Energy Systems

Source	Natural Gas/Unleaded/Diesel
Overall Condition	Yellow
Year of Installation or Last Major Reconstruction	1999
Expected Remaining Useful Life	10
On-Site Tanks Above/Below Ground	Vehicle Fuel Tanks for Diesel and Unleaded fuel
Number of Tanks	2
Tank Capacity	3000 Gallon Diesel/5000 Gallon Unleaded
Leak Detection System	Yes, plus secondary containment
Cost to Reconstruct/Replace	$500,000
Target Replacement Date	2030
Comments (Including any observed code violations): ♦ Natural gas piping and associated accessories are in fair (Yellow) condition. New piping might be required for new gas-fired HVAC equipment. ♦ Upgrade fuel tanks in 2030.	

6.4 Cooling/Air Conditioning Generating Systems

Cooling Generating Source	See Air Handling and Ventilating Equipment
Overall Condition	Green, Yellow, Red (see Section 0.2 Rating of Systems)
Year of Installation or Last Major Reconstruction	
Expected Remaining Useful Life	
On-Site Tanks Above/Below Ground	
Number of Tanks	
Tank Capacity	
Leak Detection System	
Cost to Reconstruct/Replace	
Target Replacement Date	
Comments (Including any observed code violations): ♦	

6.5 Air Handling and Ventilation Equipment

Overall Condition	Red
Year of Installation or Last Major Reconstruction	1999 ?
Expected Remaining Useful Life	0
Cost to Reconstruct/Replace	$1,500,000
Target Replacement Date	ASAP

Comments (Including any observed code violations):

- There are 5 existing rooftop units with reports that only 1 of the 5 are functional per the owner.
- Carrier is the manufacturer for the majority of the units.
- The units are gas fired.
- The refrigerant is R-22 which is outdated and is no longer allowable.
- The units are single zone units.
- There are make up air units in Area B that are no longer functional per the owner.
- New unit should be provided with packaged DDC controls, outside air economizer, upgraded refrigerant per current code requirements and upgraded filtration.
- Ventilation rates should be upgraded to meet current codes.
- New units would be provided with variable frequency drives for energy conservations and to meet current code requirements.
- There are areas that are not provided with outside air ventilation and do not meet current code requirements.
- The Kitchen is provided with exhaust and make up air ventilation for exhaust hoods and a rooftop unit for comfort cooling. The units appear to be fairly new and in great condition.
- There are Toilet Room and general exhaust systems throughout the facility. The majority of the fans are older and should be replaced. The make up air louvers in Vehicle Storage were blocked off due to cold temperatures in the space.

6.5 Piped Heating and Cooling Distribution Systems

System	Heating Units
Overall Condition	Yellow
Year of Installation or Last Major Reconstruction	1999?
Expected Remaining Useful Life	5
Cost to Reconstruct/Replace	$1,500,000
Target Replacement Date	
Comments (Including any observed code violations):	

- There are hot water unit heaters and fin radiation/convectors throughout Area A. They appear to be original and should be replaced and provided with new controls.
- Gas fired unit heaters are provided in Area B & the DPW.
- Provide cooling for IT Rooms

6.7 Ducted Heating and Cooling Distribution Systems

Overall Condition	Yellow
Year of Installation or Last Major Reconstruction	1999?
Expected Remaining Useful Life	5
Cost to Reconstruct/Replace	$1,500,000
Target Replacement Date	

Comments (Including any observed code violations):

- There is limited zone control in the majority of the Office Spaces. Variable air volume reheat systems should be provided for energy conservation and comfort control
- There are AC units (Modpak) mounted outdoors and ducted to individual office type spaces for air conditioning. They appear to be newer and in good condition.

6.8 HVAC Control Systems

Control System	HVAC
Overall Condition	Red
Year of Installation or Last Major Reconstruction	1999
Expected Remaining Useful Life	0
Cost to Reconstruct/Replace	$1,500,000
Target Replacement Date	

Comments (Including any observed code violations):

- There does not appear to be a single temperature control system that provides for temperature controls, energy and building managements. There are thermostats that have been provided with equipment scattered throughout the facility, A new system should be provided.
- Provide DDC Temperature Control system for all equipment.

7.0 PLUMBING

Inspector Name	Jerry Cowden
Survey Inspection Date	8/7/2024

7.1 Water Distribution System

Types of Pipes	Copper/galvanized PVC
Overall Condition	Yellow/Red/yellow
Year of Installation or Last Major Reconstruction	1999
Expected Remaining Useful Life	0
Cost to Reconstruct/Replace	$1,500,000
Target Replacement Date	
Comments (Including any observed code violations): ♦ The existing galvanized piping is failing and needs to be replaced. ♦ Backflow preventers are provided and are tested to meet code requirements, ♦ A filtration system was added to serve the kitchen. ♦ The piping systems are old and should be replaced.	

7.2 Plumbing Drainage System

Types of Pipes	Cat iron, galvanized, PVC
Overall Condition	yellow
Year of Installation or Last Major Reconstruction	1999?
Expected Remaining Useful Life	5
Cost to Reconstruct/Replace	$1,000,000
Target Replacement Date	
Comments (Including any observed code violations): ♦ We did not observe any code violations. ♦ The piping systems are old and should be replaced.	

7.3 Hot Water Heaters

Types of Fuel	Gas/electric
Overall Condition	Green, Yellow, Red (see Section 0.2 Rating of Systems)
Year of Installation or Last Major Reconstruction	1999
Expected Remaining Useful Life	0
Cost to Reconstruct/Replace	$250,000
Target Replacement Date	
Comments (Including any observed code violations): ♦ Water heater in the A building Boiler Room is not functional and should be replaced. ♦ Point of use water heaters are provided at Toilet Rooms to provide hot water to sinks. ♦ Maintenance Garage heater is electric and appears to be in good condition.	

7.4 Plumbing Fixtures

Overall Condition	Green, Yellow, Red (see Section 0.2 Rating of Systems)
Year of Installation or Last Major Reconstruction	1999?
Expected Remaining Useful Life	5
Automatic/Water Saving Faucets	none
Flush Valve or Tank Water Closets	Both
Cost to Reconstruct/Replace	$500,000
Target Replacement Date	
Comments (Including any observed code violations): ♦ The majority of fixtures are outdated, some are stained and should be replaced., New water conserving fixtures with automatic faucets and flush valves provided to meet current code requirements.	

7.5 Water Service to Building

Overall Condition	Yellow
Year of Installation or Last Major Reconstruction	1999
Expected Remaining Useful Life	5

Backflow Prevention	Yes
Flow Meter	Did not find.
Cost to Reconstruct/Replace	$250,000
Target Replacement Date	
Comments (Including any observed code violations): ♦ Water service should be upgraded and replaced. ♦ Backflow preventers are provided and are tested to meet code requirements.	

8.0 ELECTRICAL

Inspector Name	Alexander Klymkow
Survey Inspection Date	8/7/2024

8.1 Distribution System

Interior Electrical Supply Meets Current Needs	Yes
Overall Condition	Green
Year of Installation or Last Major Reconstruction	N/A
Expected Remaining Useful Life	N/A
Adequate Spare Capacity in Panels	Yes
Do Panels Exist Without Breakers Available	No
Cost to Reconstruct/Replace	N/A
Target Replacement Date	N/A
Comments (Including any observed code violations): ♦ Distribution system is in okay shape, well maintained and still function well.. ♦ Provide power to upgraded HVAC equipment ♦ Main distribution equipment has been updated, along with some panels, but there are also older panels mixed in still. ♦ New conduit runs and wiring throughout building to new panels	

8.2 Interior Lighting

Overall Condition	Green/Yellow
Year of Installation or Last Major Reconstruction	N/A
Expected Remaining Useful Life	N/A
Adequate Light Levels	Yes
Cost to Reconstruct/Replace	N/A
Comments (Including any observed code violations): ♦ Each space is differing in having LED's or incandescent lighting. ♦ Recommend upgrades to LED all around for efficiency. ♦ Older factory areas need updated lighting.	

8.3 Transformer

Owner	National Grid
Overall Condition	Green
Year of Installation or Last Major Reconstruction	2015
Expected Remaining Useful Life	N/A
Cost to Reconstruct/Replace	N/A
Target Replacement Date	N/A
Comments (Including any observed code violations): ♦ New 300KVA transformer installed in 2015	

8.4 Main Distribution Panel

Overall Condition	Green
Year of Installation or Last Major Reconstruction	N/A
Expected Remaining Useful Life	N/A
Cost to Reconstruct/Replace	N/A
Target Replacement Date	N/A
Comments (Including any observed code violations): ♦ Most distribution panels within the facility are in great shape – like new. ♦ Not sure of installation date.	

8.5 Exterior Lighting

Overall Condition	Yellow
Year of Installation or Last Major Reconstruction	N/A
Cost to Reconstruct/Replace	
Target Replacement Date	
Comments (Including any observed code violations): ♦ Exterior lighting fixtures are in good shape – no broken lenses ♦ Didn't get to see them turned on to determine functionality. ♦ All old model fixtures and should be upgraded to LED.	

9.0 COMMUNICATION SYSTEMS

Inspector Name	Will Barley
Survey Inspection Date	8/7/2024

9.1 Voice Distribution Systems

Communication Systems are Adequate	
Overall Condition	Green
Year of Installation or Last Major Reconstruction	N/A
Expected Remaining Useful Life	N/A
Cost to Reconstruct/Replace	N/A
Comments (Including any observed code violations): ♦ Each tenant has their own voice system. ♦ Each tenant secures their own service – mostly use Community Broadband. ♦ Tenant spaces are cabled independently.	

9.2 Voice/Data Service to Building

Overall Condition	Green
Year of Installation or Last Major Reconstruction	N/A
Expected Remaining Useful Life	N/A
Cost to Reconstruct/Replace	N/A
Comments (Including any observed code violations): ♦ There are three providers to the building: Spectrum, Verizon and Community Broadband ♦ Each tenant secures their own service – mostly use Community Broadband. ♦ Tenant spaces are cable independently. ♦ There is not a common demarc room for the three providers. ♦ The Telco demarc is abandoned.	

9.3 Data Distribution System

Overall Condition	Green
Year of Installation or Last Major Reconstruction	N/A
Expected Remaining Useful Life	N/A
Cost to Reconstruct/Replace	N/A
Comments (Including any observed code violations): ♦ Each tenant secures their own service – mostly use Community Broadband. ♦ Tenant spaces are cable independently. ♦ Service is wired from a building entrance to each tenant or it is wireless in the case Community Broadband	

9.4 Communication Rooms

Overall Condition	Yellow
Year of Installation or Last Major Reconstruction	N/A
Expected Remaining Useful Life	N/A
Cost to Reconstruct/Replace	$20,000
Comments (Including any observed code violations): ♦ The existing common telco demarc room is abandoned.	

10.0 FIRE & LIFE SAFETY

Inspector Name	Alexander Klymkow
Survey Inspection Date	

10.1 Fire Alarm Systems

Overall Condition	Green
Year of Installation or Last Major Reconstruction	N/A
Expected Remaining Useful Life	7-10 years
Cost to Reconstruct/Replace	$5,000
Comments (Including any observed code violations): ♦ Fire alarm is in great condition ♦ Addressable system, wiring labeled ♦ Power supplies labeled as 3/23 replaced ♦ Recommend connecting DPW FACP to building main FACP. All notification appliances in the facility should activate upon a fire alarm signal generated anywhere in the building	

10.2 Smoke Detection Systems

Overall Condition	Green
Year of Installation or Last Major Reconstruction	N/A
Expected Remaining Useful Life	7-10 years
Adequate Coverage	Yes
Cost to Reconstruct/Replace	$50,000
Comments (Including any observed code violations): ♦ Fire alarms installed in each unit properly ♦ Tied into addressable system in electrical room ♦ Provide fan shutdown/reconnect to new and existing HVAC equipment	

10.3 Fire Suppression Systems: Sprinklers

Overall Condition	Yellow

Year of Installation or Last Major Reconstruction	~50 years
Expected Remaining Useful Life	5-10 years
Cost to Reconstruct/Replace	20,000
Comments (Including any observed code violations): ♦ The sprinkler system is an older dry-pipe system which typically limits the lifespan as compared to a wet-pipe system, but the system appears to be well maintained. Consider full replacement to wet-pipe system as the amount of corroded piping and number of leaks increases. ♦ Extend sprinkler protection into rooms without (second floor). ♦ Existing sprinkler design density should be reviewed against current and prospective tenant design criteria. Storage of certain materials and certain storage configurations may require higher hazard classification than currently provided (no obvious violations observed). ♦ Recommend removing or enlarging riser enclosures around system risers (18 in minimum clearance required). ♦ Sprinkler will need to be tested or replaced after 50 years in service. If tested, a representative sample will be required to be tested every 10 years. Dry barrel sprinklers (pendent and sidewall sprinklers with internal gaskets to prevent water from entering) shall be tested or replaced every 10 years. ♦ A backflow preventer should be provided at the entrance of the private service main feeding the sprinkler systems (consult DOH). ♦ Provide hydraulic placards at each system riser. ♦ Provide spare sprinkler box at each sprinkler riser.	

10.4 Emergency/Exit Lighting Systems

Overall Condition	Green
Year of Installation or Last Major Reconstruction	N/A
Expected Remaining Useful Life	10-15 years
Cost to Reconstruct/Replace	5,000
Comments (Including any observed code violations): ♦ Emergency lighting appears to be in good condition generally ♦ Additional emergency lighting should be provided in riser rooms	

10.5 Emergency/Standby Power Systems

Overall Condition	
Year of Installation or Last Major Reconstruction	N/A
Expected Remaining Useful Life	N/A
Cost to Reconstruct/Replace	N/A
Comments (Including any observed code violations): ♦ No Emergency/Standby Power Systems present.	

10.6 Fire Department Connections

Overall Condition	Yellow
Year of Installation or Last Major Reconstruction	N/A
Expected Remaining Useful Life	7-10 years
Cost to Reconstruct/Replace	N/A
Comments (Including any observed code violations): ♦ Ensure a clear working space around the fire department connection (NYS Fire Code 2020, 912.4.2) ♦ Provide a sign to indicate the fire department connection (NYS Fire Code 2020, 912.5)	

10.7 Fire Extinguishers

Overall Condition	Green
Year of Installation or Last Major Reconstruction	Inspected monthly
Adequate Quantities in Building	Yes
Expected Remaining Useful Life	5-7 years
Cost to Reconstruct/Replace	$100 per extinguisher
Comments (Including any observed code violations): Additional ABC fire extinguishers should be located such the travel distance to an extinguisher is no more than 75 feet (BC 906.3).	

10.8 Security Systems

Inspector Name	Will Barley
Survey Inspection Date	8/7/2024

Overall Condition	Green
Year of Installation or Last Major Reconstruction	N/A
Expected Remaining Useful Life	5-10 Years
Cost to Reconstruct/Replace	New Exterior Security Camera $2000.00 ea Access Control system for the building: $30,000
Comments (Including any observed code violations): ♦ The property management company has the security systems. ♦ The video surveillance system is Vitek, 10 cameras with limited room for growth. ♦ Local key pad and mag locks at the main entrance only. ♦ Cameras cover most common areas of the building. ♦ Full security camera coverage in corridors and common areas.	

11.0 STRUCTURAL

Inspector Name	Brian R. Byrnes P.E.
Survey Inspection Date	8/7/2024

11.1 Exterior Envelope Structure

Overall Condition	Yellow
Year of Installation or Last Major Reconstruction	N/A
Expected Remaining Useful Life	1-5 years at local damage, 25+ years elsewhere with a new roof
Cost to Reconstruct/Replace	$150,000

Comments (Including any observed code violations):

- Several areas of deteriorated roofing exist particularly the saw tooth central roof area leading to water infiltration to the wood roof decking, evidence of prior repairs and ongoing leaks are present. These areas are likely to require replacement during reroofing.
- Areas of water infiltration through the south foundation wall mid building are present these areas will need attention to assure deterioration does not progress
- Exterior brick walls have vegetation growth on the east elevation that is likely to have deteriorated mortar joints requiring localized repointing.
- An exterior added structure is located outside the main wall west elevation of the north wing. This structure appears to be settling and becoming undermined by parking lot water runoff. This water flow toward the building could jeopardize foundations locally
- The North West corner roof was overlaid with plywood during a previous repair. This could hide hidden rot damage that should be reviewed and addressed if necessary
- The north west corner where water infiltration has progressed around the top closure of the roof flashing to façade the roof perimeter beam and base of columns should be reviewed for corrosion

11.2 Interior Main Superstructure (Occupied Area)

Overall Condition	Green
Year of Installation or Last Major Reconstruction	N/A
Expected Remaining Useful Life	25+ years
Cost to Repair	$25,000

Comments (Including any observed code violations):

- Water infiltration of the envelope has not visibly reached or damaged the main building superstructure. It is important that the envelope replacement and envelope structure repairs take place to avoid the more costly repairs that are created by main superstructure damage.
- At the west end of the building 2nd floor slab, a crack exists across the concrete floor. this should be reviewed and repaired/infilled. It appears the crack falls over a bearing wall below with slab each side of the crack still bearing on the wall. Address promptly and confirm bearing is present along full length each side.
- Some unusual prior renovations exist, particularly just east of the main north elevation elevator and stairwell. These areas if renovated in the future will require close attention. Headroom and impact of prior renovation should be reviewed for code requirements of future renovation.
- Running water across the mid building slab is finding low points in the slab review finish hidden columns near slab low points for potential corrosion
- Some slab on grade cracking and minor settlement off of level is present in various areas, if this is not an operational issue this may not require immediate attention.
- West building edge steel joists have U-bend top chords, review inside of chord in roof leak area to assure no trapped water corrosion has taken place.
- Some hidden superstructure damage will exist given water penetration.

11.2 Abandoned Structure

Overall Condition	Red
Year of Installation or Last Major Reconstruction	1910s
Expected Remaining Useful Life	0 years
Cost to Demolish	$500,000

Comments (Including any observed code violations):

- This 1910s brick bearing wall structure appears to have concrete floors with hatches and a wood roof, with roofing that appears to be well beyond its service life. No interior stairs were available.
- The joints in the brick appear to be softening and are in need of raking and tuck pointing.
- Trees are growing from the roof of this building at the parapet roots are likely to have caused damage to the highest areas of the brick walls. Care must be taken during demolition and tree removal to assure temporary means of tying structure is provided. Roots sometimes incidentally replace lost corroded or rotten original ties between the roof and brick structure, tree removal can cause instability where this is the case.
- This appears to be the oldest building on the project site by structure type and brickwork.
- This building has been abandoned in place with other buildings surrounding. It is likely best to demolish this building's floor and roof structure, retaining the exterior walls only where they are needed by and can be tied to adjacent newer building areas. This space could be used for future development following demolition.

- Rehabilitating this building may be beyond the budgetary intent for this project the cost provided above is a demolition and party wall stabilization price. Rehabilitation could be reviewed for budgetary numbers if the space is still useful to the owner.
- Interior access to the upper floors was not possible, it is assumed that the wood roof structure is heavily damaged with rotten areas given the visible roof condition from the exterior.
- Interior access to the upper floors was not possible, it is assumed that the 3rd floor structure is water damaged given the water present on the ground floor during a dry day.

APPENDIX A – PHOTOGRAPHS

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.