

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

SPECIAL COUNCIL MEETING

March 10, 2025 – 7:00 PM
City Hall – 2nd Floor Conference Room
47 Castle Street
Geneva, NY 14456

Presiding – Steve Valentino, Mayor

1. ROLL CALL

Present: Clr. Brennan, Clr. Lavin, Clr. Petropoulos, Clr. Gillotte, Clr. Pealer (left at 6:00), Clr. Grimaldi (arrived at 5:40)
Absent: Clr. Whitfield, Clr. Moracco

2. EXECUTIVE SESSION

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

MOVED THAT Council move to executive session at 5:33pm to discuss the employment history of a particular person

MOTION CARRIED UNANIMOUSLY (6-3 absent)

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

MOVED THAT Council exit executive session at 6:33pm.

MOTION CARRIED UNANIMOUSLY (6-3 absent)

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

MOVED THAT the meeting be adjourned at 6:33pm

MOTION CARRIED UNANIMOUSLY (6-3 absent)

3. ROLL CALL

Present: Clr. Brennan, Clr. Lavin, Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi, Clr. Moracco (arrived at 7:08)
Absent: Clr. Whitfield, Clr. Pealer

4. DISCUSSION – Proposed Housing Project

Lakeview Health Services President & CEO Cathy Lovejoy opened the discussion on the development of 218 Genesee Street with introductions. Ms. Lovejoy was joined by Dr. Rhonda Overstreet-Wilson, Managing Director of Housing, Keri Curtis, Managing Partner, Mike Dehmler, Managing Partner, and Whitney McClary, Development Director. Ms. Lovejoy shared that Lakeview Health Services has a purchase and sale agreement for the 218 Genesee Street property. She explained that Lakeview Health Services is a local agency with their business offices on West Washington Street in the City of Geneva, noting that Lakeview incorporated in 1978.

The group shared other Lakeview mixed use building projects in Seneca Falls, Macedon, and Ithaca. She explained that CSD Housing will be partnering with Lakeview Health Services for this project, noting that they are a mission based housing development consulting firm working exclusively with not for profit service providers to develop supportive and affordable, or workforce, housing across New York State. Ms. Lovejoy then reviewed Geneva's housing challenges to include old housing stock, substandard housing that is unsafe and/or has an absentee landlord. She explained that there isn't enough affordable housing for the workforce in Geneva. She further explained that those with mental health challenges often have to rely on this substandard housing, DSS housing, or are homeless.

The group then reviewed their plans for the 218 Genesee Street site. The project will be a mixed use building projected to be 74 units, including 4 two bedroom units and 70 one bedroom units. There will be an office wing for staff, a community room, outdoor patio, fitness center, and 26 parking spaces.

Councilor Petropoulos explained that crime is a big issue downtown, and asked for assurance that six years down the road this won't look like a "housing project." Ms. Lovejoy explained that Lakeview Health Services takes pride in their award winning buildings that they invest in and maintain, raising people up by putting them in better housing. She reminded Council that Lakeview is in this community, and wants success. Councilor Moracco wondered what type of security would be in place. Ms. Lovejoy explained that only staff and residents have access to the building, residents will physically have to let visitors in the building. Councilor Moracco then wondered what would happen if a resident has a lot of law enforcement issues. Ms. Lovejoy explained that they would be at risk of eviction. She also explained the heavy screening process. Lakeview won't move someone in that they don't think will be successful. She also explained that staff within the building will know and have relationships with the residents. Councilor Petropoulos wondered if residents would be part of the local economy. Ms. Lovejoy assured him that they would be. Councilor Lavin wondered if the current building would be scrapped. The façade is currently being reviewed, and the four story portion of the building will face Castle Street. The project timeline was reviewed, and it was noted that they will ask for some variances. Councilor Lavin then wondered what type of fundraising Lakeview utilizes, Ms. Lovejoy explained that they receive outside funds reducing subsidies, and they have a big golf tournament annually. Councilor Lavin wondered if a community health clinic would be part of the project, Ms. Lovejoy explained that there is limited space, and she doesn't anticipate one. Historic architecture elements were discussed. Councilor Petropoulos wondered if the project would be seen to completion. Ms. Lovejoy explained that Lakeview has never had a project that didn't see it to completion. She also noted that there will be full time maintenance and housekeeping on site.

5. ADJOURNMENT

ACTION TAKEN by Clr. Lavin; seconded by Clr. Petropoulos
MOVED THAT the meeting be adjourned at 7:55pm
MOTION CARRIED UNANIMOUSLY (6-3 absent)

Nicole Tilletson
City Clerk