

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

SPECIAL COUNCIL MEETING

MARCH 4, 2025 – 6:00 PM

City Hall – 2nd Floor Council Room
47 Castle Street
Geneva, NY 14456

Presiding – Steve Valentino, Mayor

1. ROLL CALL

Present: Clr. Whitfield, Clr. Moracco, Clr. Petropoulos, Clr. Gillotte, Clr. Lavin, Clr. Brennan

Absent: Clr. Grimaldi, Clr. Pealer

2. DISCUSSION – Marina Bid Review

Director Venuti presented Bid responses to Council. Two bids were received. The first from Mark Cerrone, Inc. for \$7,697,000 and the second from M. Hubbard Construction, Inc. coming in at \$7,929,199.

Councilor Lavin wondered about funding for the project. Comptroller Blowers explained that there are \$1.4 million in grant funds remaining for the project, and \$1.9 million in bonded funds remaining. The remainder of cost, roughly \$4 million would have to be bonded to complete the project. Councilor Lavin expressed concerns related to bonding. Comptroller Blowers reviewed the five-year debt forecast, and discussion followed.

Councilor Lavin wondered if the State would adjust funding to match today's dollars for the project. It was explained that the State will not increase funding to meet today's costs. City Manager Hendrix shared that she and Mayor Valentino were in Albany today looking for marina project funding. She explained that with the funding currently in hand for this project, no further stat funding is available, and noted that there may be other opportunities out there that staff are exploring.

Councilor Gillotte reviewed the goal of improving living conditions in Geneva, hoped for more funding to be identified and secured, as if done right the marina would be very attractive for the City and fits well with the whole picture including new housing opportunities. City Manager Hendrix explained that staff are exploring grant opportunities and public/private partnerships. She recalled the project being delayed for years for a number of reasons as costs continue to increase, while funding for the project remains at 2016 numbers. She also reminded Council that the remaining funding for the project expires at the end of 2025. Councilor Gillotte wondered what would happen if Council elects to do nothing with the project. City Manager Hendrix explained that the City may be able to repurpose funds to other parts of the DRI project, but state approval would be required, and reminded Council that any project these funds would go towards has to be completed by December 31, 2025. She further explained that the grant funds can't be used for maintenance, only expansion of Long Pier. Comptroller Blowers explained that bonds are written for lakefront improvements, for \$2 million. Discussion followed around what \$2 million could do for the pier.

Councilor Brennan wondered about lifespan of any improvement or expansion made to Long Pier, as well as any way to generate revenue. Director Venuti explained that a marina build will require maintenance, and recalled maintenance requirements of the shade structures at the lakefront. Discussion followed around generating revenue with slip rentals, and the City's capacity for enforcement. Councilor Petropoulos wondered if the project

came to fruition, would an outside partner operate it. Director West explained that the design currently envisions City staff running the marina, with one slip given away to a day-to-day manager of the space, a Dock Master. Director Venuti reminded Council that the project began in 2012, funds were accepted in 2016, and the pandemic stalled everything in 2020. He explained that the 2025 bids are good bids, he's confident the job can get done at these prices, but funding needs to be resolved. Mayor Valentino noted the Shade Structure Maintenance as an example of what maintenance the Marina would require, and agreed with Councilor Lavin that he's not ready to bond \$4 million and put the marina on tax payers. He recalled when the Welcome Center was put in place that Senator Nozzolio gave grant funds for the City to put something on the lakefront, and that the State put money into the facility as well. He noted that the Welcome Center is well utilized, known as a regional destination, and complements the DRI project. Discussion then followed around what the City has paid thus far, and what it would cost to stop everything. Comptroller Blowers explained that the total city funds used for the project thus far to be \$16,000 with the remaining \$266,000 spent coming from grant funds. Councilor Petropoulos wondered what the time table would be to see revenue generated, if the project moves forward. Director Venuti explained that since the project has to be completed this year, revenue could be generated in 2026. Discussion followed related to staff direction, and the bonding resolution that will be brought forward at the March 5th meeting. Maintenance costs were again discussed, and Director Venuti explained that he expects a 5–10-year span with very little in the way of maintenance required, with exponential increases thereafter.

3. EXECUTIVE SESSION

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

MOVED THAT Council move to executive session at 6:35pm to discuss the proposed acquisition of securities, or sale or exchange of securities held by such public body.

MOTION CARRIED UNANIMOUSLY

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

MOVED THAT Council exit executive session at 7:28pm.

MOTION CARRIED UNANIMOUSLY

4. ADJOURNMENT

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

MOVED THAT the meeting be adjourned at 7:28pm

MOTION CARRIED UNANIMOUSLY

Nicole Tillotson
City Clerk