

AGENDA

REGULAR COUNCIL MEETING

CITY OF GENEVA, NEW YORK

MARCH 5, 2025

**City Hall
2nd Floor Council Chambers
47 Castle Street
Geneva NY 14456**

COUNCIL MEETING STARTS AT 7:00PM

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- I. CALL TO ORDER – Mayor, Steve Valentino
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. PUBLIC HEARINGS
 - A. Sale of City Owned Property
- V. PROCLAMATIONS
 - A. Sam Nordquist
 - B. Woman's History Month
- VI. PRESENTATION
 - A. 2024 Financial Report – Comptroller Blowers
 - B. Report: Storm Task Force Recommendations – City Manager Hendrix
- VII. DISCUSSION
 - A. Requesting Information from City Staff – City Manager Hendrix
 - B. Briefing on Changes to Council Size – City Attorney Hou
- VIII. SUPERVISOR UPDATE
- IX. CONSIDERATION OF MEETING MINUTES

This portion of the meeting is dedicated to correction of meeting minutes for the following Council session.

 - A. January 30, 2025 (Special Council Meeting) (p.3)
 - B. February 5, 2025 (Regular Council Meeting) (p.4)
 - C. February 12, 2025 (Special Council Meeting) (p.14)

- X. PUBLIC COMMENT
This portion of the meeting is dedicated to receiving comments on any topics. The standard time limit for public comment is three (3) minutes.
- XI. CITY MANAGER REPORT –*This portion of the meeting is dedicated to presentation of a report by the City Comptroller on non-action matters that have not been addressed elsewhere on the agenda.*
- XII. UNFINISHED BUSINESS
This portion of the meeting is dedicated to consideration of matters that have been previously considered by City Council. These include:
- A. Ordinance – Second Reading of an Ordinance Amending Chapter 335 “Vehicle & Traffic” of the City of Geneva Municipal Code – Director Venuti (p.16)
 - B. Resolution – Classifying Capital Improvement Projects as SEQRA Type II Actions – Comptroller Blowers (p.19)
 - C. Resolution – Authorizing the Issuance of Bonds for Public Improvements – Comptroller Blowers (p.22)
 - D. Ordinance – First Reading of an Ordinance Amending Section 327-2, Appointment of Members of the Shade Tree Committee – City Manager Hendrix (p.33)
 - E. Resolution – Setting a Public Hearing to Amend City Code Section 327-2, Appointment of Members of the Shade Tree Committee – City Manager Hendrix (p. 36)
 - F. Resolution – Sale of Surplus Real Estate Parcel Number 104.8-1-34 – Director West (p. 38)
 - G. Resolution – Sale of Surplus Real Estate Parcel Number 104.8-3-23, Middle & Hallenbeck – Director West (p. 40)
 - H. Resolution – Sale of Surplus Real Estate Parcel Numbers 90.84-1-45 through -50 on Crystal St. – Director West (p.42)
 - I. Resolution – Conferring Preferred Developer Status for the OEO Site – Director West (p. 44)
- XIII. NEW BUSINESS
This portion of the meeting is dedicated to consideration of matters that have not been previously considered by City Council. These include:
- A. Resolution – Authorizing Appointment of City Attorney – City Manager Hendrix (p.47)
 - B. Resolution – Adopting Use of Public Funds for Employee Reward and Recognition – City Manager Hendrix (p.49)
 - C. Resolution – Setting a Public Hearing for the CDBG Application Supporting Heglovich LLC DBA For Bitter For Worse – Director West (p. 53)
- XIV. BOARD AND COMMISSION APPOINTMENTS
- XV. MAYOR AND COUNCIL REPORTS
This portion of the meeting is dedicated to presentation of reports by the Mayor and City Councilors on non-action matters that have not been addressed elsewhere on the agenda
- XVI. ADJOURNMENT

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

SPECIAL COUNCIL MEETING

January 30, 2025 – 5:30 PM
City Hall – 2nd Floor Council Room
47 Castle Street
Geneva, NY 14456

Presiding – Steve Valentino, Mayor

1. ROLL CALL

Present: Clr. Petropoulos, Clr. Brennan, Clr. Pealer, Clr. Gillotte, Clr. Lavin, Clr. Moracco
Absent: Clr. Whitfield, Clr. Grimaldi

2. EXECUTIVE SESSION

ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Brennan
MOVED THAT Council move to executive session at 5:37pm to discuss the employment history
of a particular person
MOTION CARRIED UNANIMOUSLY

ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Brennan
MOVED THAT Council exit executive session at 6:48 pm.
MOTION CARRIED UNANIMOUSLY

3. ADJOURNMENT

ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Brennan
MOVED THAT the meeting be adjourned at 6:48pm
MOTION CARRIED UNANIMOUSLY

Nicole Tillotson
City Clerk

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

REGULAR COUNCIL MEETING

February 5, 2025 – 7:00 PM
City Hall – 2nd Floor Council Room
47 Castle Street
Geneva, NY 14456

Presiding – Steve Valentino, Mayor

1. EXECUTIVE SESSION

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

MOVED THAT council move to executive session at 6:01 to discuss collective negotiations pursuant to article fourteen of civil service law, and to discuss the proposed sale of real property
MOTION CARRIED UNANIMOUSLY (8-1 absent)

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

MOVED THAT council exit executive session at 6:57pm
MOTION CARRIED UNANIMOUSLY

2. ROLL CALL

Present: Clr. Whitfield, Clr. Moracco, Clr. Petropoulos, Clr. Gillotte (arrived at 6:05), Clr. Grimaldi, Clr. Pealer, Clr Lavin, Clr, Brennan

Absent:

3. AMENDMENT TO THE AGENDA

ACTION TAKEN by Mayor Valentino; seconded by Clr. Pealer

MOVED THAT the agenda be amended to include a resolution setting a public hearing for the sale of City Owned Property
MOTION CARRIED UNANIMOUSLY

4. PUBLIC HEARING - CDBG Grant Application Supporting Liquid Orchard

Mayor Valentino opened the public hearing at 7:02pm

Director West explained that Liquid Orchard plans to locate on the Cornell AgriTech campus. They've engaged a consultant to draft the CDBG application, for which the City is the applicant. 10-15 new jobs will be created, and Liquid Orchard will occupy a new building on the campus. Councilor Pealer wondered about the company. Director West explained that they are a new food-based business born out of the Cornell Center of Excellence, and explained that they are developing a new juice product. Discussion followed about food-based businesses starting out in Geneva, then either failing or leaving the City. Director West also explained that CDBG funding originates with Federal funds that are passed to the State, who then distributes to municipalities, who disperse funds.

With no one else requesting to speak, Mayor Valentino closed the public hearing at 7:07pm.

5. PUBLIC HEARING - CDBG Grant Application – BEST Program

Mayor Valentino opened the public hearing at 7:07pm

Director West explained that funding for the BEST program originates with HUD, leading to lots of requirements to qualify. Director West shared a list of all program awardees since 2010, noting that the City used to disperse funds through many smaller grants, but recently moved to larger awards. He also explained the requirement of job creation tied to this funding, and that the LDC, IDA and MRB worked to administer the last grant round. Councilor Petropoulos wondered how City Council could have more oversight of this process, suggesting a committee, and expressing concerns about favoritism and conflict of interest. Director West explained that City Council could choose the businesses who receive the grant awards, however he recommends non-elected, non-biased decisions. Councilor Petropoulos then voiced concern that there are too many of the same type of businesses in the City, citing dispensaries, explaining that some council involvement and oversight would take away the existence of too many of the same types of businesses. City Manager Hendrix explained the review committee and scoring rubric utilized for the process of awarding these funds. She further explained that only businesses who apply appropriately can be awarded funding, noting State and Federal requirements involved. She further clarified that the program is for businesses City-wide, not just downtown. Councilor Gillotte wondered what stipulations and oversight exist for awardees in this program. Director West explained that there is no oversight of business operations. Discussion followed around small business stats, including the fact that most small businesses fail within the first five years, and noted that businesses enrolled in this program see higher than average success rates. City Manager Hendrix shared that businesses are reimbursed for expenses; they are not given cash up front through this program. Councilor Whitfield thanked Director West for his work, and wondered if BEST is a better, smoother program this year than it was last year. Director West explained that it is better, smoother, and faster this year, thanks to being fully staffed. Jennifer Sutton, the City's Grant Coordinator is trained, up to speed and has a great relationship with the City's state rep, leading to more efficient administration of the grant. Discussion followed around a lull in grant activity between 2018 and 2024, related to staffing and the pandemic. Discussion followed around how many small businesses went through the last round of program funding, where twelve applications were reviewed and seven businesses were supported, however one business stopped responding during the process, leading to the ultimate completion of the last round by six businesses. Councilor Whitfield then wondered what can be done to better broadcast the opportunity, so more businesses apply. Director West suggested being consistent, and explained how the City worked with Ibero, who gave great classes for applicants who needed help formulating a business plan. Discussion followed around adding a member of City Council to the panel awarding funds. Discussion then followed around the target grant award, between not being too much money, and so little that businesses can't do much with it, and the turn around time between grant programs.

With no one else requesting to speak, Mayor Valentino closed the Public Hearing at 7:29pm.

6. PROCLAMATIONS

- A. Black History Month
- B. David LaVoie
- C. Michael Stramandinoli

7. PRESENTATION - 2024 Year in Review, City Manager Hendrix

City Manager Hendrix shared 2024 Success by Goal Areas, Challenges Ahead, Metric Review, and 2025 Plans and Services, beginning with a review of the City's mission, vision, and values statements. Council Goals were

reviewed, to include: Ensure Fiscal and Organizational Stewardship of City Resources, Promote Economic Development within the City, Increase and Sustain Intergovernmental Relations with City Partners, Develop and Implement Strategies to Create and Continue Dynamic Communications Regarding City Communications, Enhance the Quality of Life for City Residents, and Collect and Work Collaboratively with the Community to Deliver Positive Population Performance Metrics for the City of Geneva. Challenges were reviewed, as well as departmental metrics, 2025 departmental plans, and Fiscal and Organizational Stewardship.

8. DISCUSSION - Bonding in 2025, Comptroller Blowers

Comptroller Blowers reviewed the issuance of \$4,425,000 in Bond Anticipation Notes (BAN) based on the approval of the 2025 Capital Plan in the annual budget. He explained that the BAN would create annual debt service payments, starting in 2025 with an interest only payment, with principal payments beginning in 2026 adding approximately \$400,000 in annual debt service. He explained that the total BAN amount is split between the General, Water, and Sewer Funds based on projects.

Councilor Pealer indicated that he likes project-based bonding, and wondered how much the Town of Geneva shares in water and sewer bonding. Comptroller Blowers explained that the Town is responsible for 12% of total sewer, waste water treatment, and miscellaneous debt. Councilor Lavin wondered what the marina will cost. The project is out for BID currently. He then wondered what total City debt is currently, Comptroller Blowers put that number at approximately \$32 million. He further explained that more debt is coming off than going on for 2026 annual payments, and that 15-20% of tax revenue goes to debt. More discussion occurred around the marina project and what obligation Council has to move forward after receiving Bids. Comptroller Blowers explained that once the City has the cost for the project, Council can choose not to move forward. City Manager Hendrix explained that the marina is tied to some grant funding, which the City may be able to reappropriate if Council chooses not to move forward with the project. Councilor Petropoulos wondered what the Sewer Maintenance Program entails, specifically wondering if it will alleviate some of the excess water. Director Venuti explained that the program funds cleaning catch basins, manholes, and laterals as well as lining and televising. He noted that \$250,000 doesn't go very far when the cost is \$80-\$90 per foot. More discussion occurred around the marina project, and Director Venuti noted that bids are being accepted on February 20, with an extension currently being negotiated. Councilor Grimaldi wondered what is coming off debt service, City Manager Hendrix directed him back to the 2025 budget book, while Mayor Valentino explained that the City is well below the debt limit.

9. CONSIDERATION OF MEETING MINUTES

ACTION TAKEN by Clr.; seconded by Mayor

MOVED THAT the minutes of the January 8, January 17 and January 25, 2025 Council Meetings be approved

MOTION CARRIED UNANIMOUSLY

10. PUBLIC COMMENT

Catherine Price, Executive Director of the Geneva BID shared details of the Winter Arts Fest happening this weekend, to include a Film Festival and Art Walk, noting that this event is growing every year. She shared Art Walk maps, and noted that the Film Fest began in 2022, and this year brings 17 film makers to Geneva for three days.

Catherine Haynes, Ward 1 resident, began by asking neighbors to clear snow and ice, observing about 50% compliance, and expressing the need to keep sidewalks clear and safe during and after winter weather events. Ms. Haynes applauded the January 20th Martin Luther King Jr. march and service, sharing that the chorus will

also be performing this Friday evening. She also noted that its uplifting to see the community coming together to help in light of recent fears of detention of undocumented people. She further complemented city staff working hard on resident's behalf, noting the CDBG housing repairs program, and urged neighbors to attend the Founders Square neighborhood cookie exchange this Saturday.

Judy Salotti, of Ward 5 thanked Councilors from Wards 4, 5, and 6, as well as the others who attended the recent Town Hall at the Library, noting very good dialogue and conversation. Ms. Salotti wondered if Council has plans to move on any of the information or suggestions brought forward by the Storm Task Force, after prioritized action items were presented recently at Council's request. Mayor Valentino committed to having a response at the March meeting.

Jim Laws, Ward 2 resident, spoke of his concerns related to proposed improvements to the West Street School and how the new traffic flow would affect traffic and drainage in the area. He cited various traffic studies over the years, and wondered if the City will cut the curbing for the project. Mayor Valentino explained that a lot of the school project is out of the City's hands, and recommended bringing concerns to the School Board as well.

Pat Schiller, of Ward 1 commented on traffic congestion around the West Street School, commending Crossing Guards for doing a great job. She expressed the importance of having someone there to direct traffic, with eight lanes coming together in a tight corner, and expressed concerns that the Crossing Guard was told he can no longer direct traffic. Ms. Schiller noted that the Police Department sends an officer to direct traffic 2-3 days per week, stressing the importance of this service being provided daily for safety, and hoping the Crossing Guard can come back on duty and direct traffic.

11. CITY MANAGER REPORT

City Manager Hendrix provided the following report:

Warming Center

- A City sponsored warming station was created at 79 Geneva Street from 7a/7p during the cold weather events in January.
- This will be a future offering as needed.

Streetlight Outages

- Our single City electrician continues to battle failing drivers in the LED lights.
- These drivers are failing at an alarming rate. We are working closely with the vendor to utilize warranty wherever possible.
- For safety reasons, we are utilizing outside support when necessary to make repairs as we only have one employee designated for this.
- For street light outages please encourage the use of compalints@geneva.ny.us or the report a streetlight outage form on city web page.

Shared Services

Fire/Regional Volunteer Units

- Chief Parrotta and I hosted the Fire Departments of White Springs, West Lake Road, Northside, and Border City along with Mayor Valentino, Supervisor Venuti, Supervisor Trout, and Councilwoman Salone, to discuss enhancing operational efficiencies, fortifying community services, minimizing costs, and mutual support for each agency.
- The groups talked about the number of current volunteers, average response time by each department, number of events in 2024, specialty equipment or services provided by the department, and mutual aid.
- Chief Parrotta is collecting this data for the group to review.

- Other discussion items included the challenges with volunteerism, especially during the 7a-7p time frame.
- The data collection is the first step for understanding the overlaps, strengths and challenges of the departments.

Water and Sewer

- The RFP for the Water and Sewer rate study will be released in the very near future.
- We are utilizing an outside expert for this study with a goal of allowing them to bring an objective perspective, specialized expertise in complex rate structures, and the ability to analyze data comprehensively, ensuring the rates are fair, financially sustainable, and aligned with community needs while mitigating potential conflicts of interest between the City and outside municipalities.

Town

- Director Venuti and I met with the Town of Geneva and BluePrint Geneva to discuss the grant funding available to create a transfer station in the City.
- As previously reported the City transfer station will be staffed by a Town employee. The anticipated start date for this pilot project will be the end of April 2025.

Vacancies

As part of the 2025 budget process Council enacted a rolling vacancy process. Throughout the year two vacancies must be maintained monthly in an effort to save ~\$200,000.

- We currently have four vacancies (with three conditional offers), three vacancies are at the Police Department and one vacancy is at the Department of Public Works, which will soon be filled.

Tax Bills

- Our City Tax Bills are correct.
- There was an error with Ontario County printed bills. We do not utilize Ontario County for printing our bills, and ours are correct.
- The 2025 City of Geneva Tax Rate is \$12.16/per thousand.
- The reason that people are seeing increases in their taxes is due to the increase in value of their property. Should they want to discuss their property values please encourage them to speak with our Assessor.

12. RESOLUTION – CDBG Program Application Supporting Liquid Orchard

Director West presented the following resolution:

WHEREAS, the Geneva City Council supports programs and projects that align with the 2016 City of Geneva Comprehensive Plan, and

WHEREAS, the City of Geneva, New York, is committed to promoting economic vitality within the community; and

WHEREAS, New York State offers funding under the Community Development Block Grant Program which supports economic development projects; and

WHEREAS, in partnership with Liquid Orchard, Inc., the City has identified a project that aligns with the objectives of the CDBG Economic Development Grant, including establishing a facility for the production of fruit and vegetable beverages at the Cornell Agriculture Technology Park (Tech Farm) in the City of Geneva; and

WHEREAS, the City of Geneva believes that securing the CDBG Economic Development Grant would provide necessary financial resources to further this project and positively impact the City's economic development goals;

WHEREAS, the City of Geneva acknowledges the importance of collaboration with local, regional, and federal partners, including Liquid Orchard, Inc., to maximize the impact and success of economic development initiatives;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva, as follows:

1. **Support for the Application:** The City of Geneva fully supports the submittal of an application for the CDBG Economic Development Grant to provide funding for Liquid Orchard, Inc.'s establishment of a fruit and vegetable beverages production facility at the Cornell Agriculture Technology Park in the City of Geneva.
2. **Authorization to Apply:** The City of Geneva hereby authorizes the City Manager and appropriate City staff to submit and manage the application for the CDBG Economic Development Grant, including any necessary documents, reports, and follow-up actions required.
3. **Authorization to Accept:** The City of Geneva hereby authorizes the City Manager or Mayor to accept the grant, if awarded, and sign any grant-related contracts.

ACTION TAKEN by Clr. Brennan; seconded by Clr. Gillotte
MOVED THAT this resolution be approved
MOTION CARRIED UNANIMOUSLY

13. FIRST READING OF AN ORDINANCE Amending Chapter 335 "Vehicles & Traffic" of the City of Geneva Municipal Code

Director Venuti presented the following ordinance:

BE IT ORDAINED by the City Council of the City of Geneva, New York that Chapter 335, entitled "Vehicles & Traffic" of the City of Geneva Municipal Code be amended:

WHEREAS, the current section 335-17, entitled "Parking, standing and stopping restrictions" Indicates the following:

High Street

On the north side: No parking between Pulteney Street and Elmwood Place.

North Street, East

On the north side: No parking or standing from the east curbline of Exchange Street for a distance of 210 feet easterly.

On the south side: No parking between Wadsworth Street and a point 150 feet east of the Marsh Creek Bridge

Wadsworth Street. North

On the east side: There are currently no restrictions.

Washington Street

On the north side: No parking from the west curbline of Nursery Avenue to a point opposite the west curbline of Copeland Avenue

On the south side: No parking from the east curbline of Copeland Avenue to a point 60 feet easterly therefrom.

WHEREAS, the City Director of Public Works recommends that amended no parking distances be established in these areas.

NOW THEREFORE IT IS ORDAINED, as follows:

Section 335-17 of the Geneva City Code, entitled "Parking, standing and stopping restrictions." be and the same is hereby amended to include the following:

High Street

On the north side: No parking between Pulteney Street to a point opposite the west curbline of Grove Street.

North Street, East

On the north side: No parking or standing from the east curbline of Exchange Street for a distance of 500 feet easterly.

On the south side: No parking or standing from the east curbline of Exchange Street for a distance of 500 feet easterly.

Wadsworth Street, North

On the east side: No parking from the north curbline of East North Street to a point 45 feet northerly.

Washington Street

On the north side: No parking from a point opposite the west curbline of Copeland Avenue 200 feet easterly.

On the south side: No parking from the east curbline of Copeland Avenue to a point 175 feet easterly.

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

MOVED THAT the first reading of this ordinance be approved

MOTION CARRIED UNANIMOUSLY

14. RESOLUTION – Amending the Shade Tree Committee Appointing Authority

Councilor Pealer presented the following resolution:

WHEREAS, Section 327-2 of the City Code of the City of Geneva creates and establishes the Shade Tree Committee, which states that its members shall be “appointed by the City Manager and approved by the City Council”; and

WHEREAS, the City Council finds that amending Section 327-2 to provide for members of the Share Tree Committee to be appointed by City Council, upon the nomination of the City Manager, would be more consistent with how other City Council committees are appointed and would therefore be in the best interest of the public.

NOW, THEREFORE BE IT RESOLVED that City Council authorizes an amendment of the relevant portion of City Code § 327-2 to read as follows: “The Committee shall consist of six to nine members, nominated by the City Manager and appointed by the City Council.”

Councilor Pealer explained a discrepancy discovered in the Shade Tree Committee Ordinance, where members are appointed by the City Manager. After legal review he recommends revising for clarity, proposing that the City Manager nominate Shade Tree Committee members, while City Council appoints. Councilor Lavin asked for clarification, wondering if members of the committee would be reconsidered at this meeting, with Councilor Pealer responding that no changes to the Committee will be brought forward tonight. Councilor Petropoulos wondered if this would align the Shade Tree Committee with the appointment process for other committees. City Manager Hendrix explained that nominations aren’t consistent across all boards and commissions. Discussion followed around why the Shade Tree Committee appointment process is being changed, but not others. Councilor Brennan shared that the Shade Tree Committee is one of the highest functioning committees the City has. Councilor Lavin expressed concerns of back-channel chat regarding a councilmember being upset with a member, whom he wants to remove from this committee. Discussion followed.

ACTION TAKEN by Clr. Pealer; seconded by Clr. Grimaldi

MOVED THAT this resolution be approved

ROLL CALL VOTE: **Aye -** Clr. Moracco, Clr. Petropoulos, Clr. Gillotte, Clr. Grimaldi, Clr. Pealer, Clr. Mayor Valentino
 Nay - Clr. Whitfield, Clr. Lavin, Clr. Brennan

MOTION CARRIED

15. RESOLUTION – Setting a Public Hearing for the Sale of City Owned Property

Mayor Valentino presented the following resolution:

WHEREAS, the City of Geneva has identified surplus real estate that is not serving a city goal, and
WHEREAS, the City of Geneva’s adopted policy for Purchasing Geneva City-Owned Real Property calls for quarterly review of offers for city property by the Property Acquisition and Disposition Committee; and
WHEREAS, the Property Acquisition and Disposition Committee did meet on Feb. 3, 2025 to review offers received; and
WHEREAS, the Property Acquisition and Disposition Committee recommended proceeding with offers on 29 Jackson St. from Home Leasing, Middle & Hallenbeck from Cook Properties, and Crystal St. from Habitat for humanity of Greater Rochester; and
WHEREAS, this project is consistent with all existing local plans, the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources, and the project supports local businesses in a manner that will attract, create, and sustain employment opportunities in Geneva; and
NOW THEREFORE BE IT RESOLVED that the City Council schedules a public hearing for March 5, 2025 at 7pm in the City Hall Council Chamber for the purpose of hearing public comments on the sale of city property as described above and in purchase offer forms submitted to the City.

ACTION TAKEN by Mayor Valentino; seconded by Clr. Pealer

MOVED THAT this resolution be approved

MOTION CARRIED UNANIMOUSLY

16. BOARD AND COMMISSION APPOINTMENTS

ACTION TAKEN by Clr. Pealer; seconded by Clr. Gillotte

MOVED THAT Paul D’Amico be appointed to the Recreation Advisory Board

MOTION CARRIED UNANIMOUSLY

17. MAYOR AND COUNCIL REPORTS

Councilor Whitfield shared that Black History Month is not just a footnote in history, noting that those who have fought for this country continue to be sidelined by symbolic measures. He expressed concerns about the Mayor and other Councilmembers marching on January 20, but not attending the service later that morning, expressing concerns about a lack of leadership. He went on to remind council that black Americans built this country, and now executive orders are threatening DEI, expressing concerns that this may be the last official Black History Month. Councilor Whitfield also explained that ICE raids are not a form of justice, rather cruelty. He further expressed concerns that the noose incident is being attributed to a mental health incident, and urges everyone to hear and vote wisely, while witnessing history repeating itself. He encouraged Genevans to be the city, for us to be a nation that refuses to erase black history. Councilor Whitfield shared that Rec will be holding a Spring Break camp at the rink, and will be offering extending skate hours February 17 through February 21.

Councilor Moracco complemented the march on January 20, and thanked Chief Eveland for presenting at the Town Hall meeting on January 25th. He shared that the Dunkin project was delayed, and is continuing with work. He also noted that Director Venuti is continuing to work on traffic concerns at East North Street and Herbert St.

Councilor Petropoulos shared that the LDC Neighborhoods Together group is holding a cookie swap this Saturday at 1:00 at the Presbyterian Church, and hosting the next planning gathering at the Bozzuto Center at 7:00 on February 12. Also, from the LDC meeting, Drumstock is looking to expand, and has teamed up with the newly created Geneva Rising Artists Fund (GRAF) to expand the event. Councilor Petropoulos thanked councilmembers, Chief Eveland, and the community for attending the January 25th Town Hall, noting that it will be a quarterly event featuring a different department head each time. He also shared an event being held on June 8th at Pulteney Park reenacting Mark Lafayette's speech 200 years ago in Geneva, at 10am, and noted that America turns 250 next year, and hopes to add enhancements to the Fireman's Parade to celebrate. Councilor Petropoulos also noted the Storm Task Force short term plans, that he will meet with Director Venuti about, as well as suggesting mucking out the Elm St. tunnel to the lake, and suggested sand bags. He mentioned utilizing the County's Day Reporting Program to pull weeds and clean up Castle Creek, and reminded everyone to get out and vote for the school capital improvement plan tomorrow, in the small gym. Councilor Petropoulos also shared that he was honored to attend the MLK Day events.

Councilor Gillotte shared that the NYS Tourism Alliance will convene in Canandaigua, and that Catherine Price has arranged to bring a group to Geneva for a tour. He also shared that the County's Day Reporting Program, which organizes and supervises community service meets each Wednesday, with workers available between the hours of 9:30-2:00. He explained that they can water, weed, clean up, and perform unskilled maintenance. The crew is supervised, and needs to be scheduled in advance. Councilor Gillotte lamented comments made about attendance at the Martin Luther King Day program on January 20, explaining that he was able to march, but unable to stay for the program after, and that his heart and thoughts were there, even when he couldn't be. He also encouraged residents to reach out via email with any concerns or comments, as the best way to keep in touch.

Councilor Grimaldi shared that the Geneva Housing Authority is 94% occupied, with voucher utilization at 83% currently. The board approved the sale of five homes from scattered sites, which will put them back on tax rolls. He also shared that the firehouse needs about \$25,000 in repairs that the City is responsible for.

Councilor Pealer shared that the Planning Board didn't meet, and that he's working on Recreation Advisory Board interviews. He reminded everyone that the school capital project vote is tomorrow from 11:00-8:00, noting that he's received lots of complaints about the proposed project, explaining that the project would not serve the full community, and bringing students from all over the district to the little bottle neck at the West Street School when there's plenty of room at the North Street School to develop and accommodate traffic, isn't the best solution.

Counselor Lavin complemented the City Manager for changing the size of the Planning Board and Zoning Board of Appeals, suggesting that the same potential may apply to City Council, and wondered what the process to move from 9 to 5 Councilors and Mayor would entail. City Attorney Hou said he would look into it. Councilor Lavin went on to explain that in this time of federal overreach the Boys and Girls Club is delivering groceries at a drive through that is open to everyone each Thursday morning at 9:00 where fresh, good food is distributed. Councilor Lavin let Councilor Whitfield know that he fell two days before the MLK march, and was happy to be there, however he couldn't stay for the ceremony, noting that it was a great day in Geneva, and thanked him for his efforts.

Councilor Brennan shared that the Shade Tree Committee met, and are still quite busy, with lots of ideas for 2025. Tom Burrall's firewood contribution this month was \$475, and he has now donated \$14,267 to the City from firewood sales. The Zoning Board didn't meet as it should have last month, and Councilor Brennan and Neal Braman are working to make corrections to this board.

Councilor Whitfield clarified that it was disappointing when the City Manager had to hold the fort down for Council at the Martin Luther King Day program, noting that it was disheartening and discouraging when the Mayor was called to speak, representing the whole council, and no one was there.

Councilor Gillotte added that the Police Budget Advisory Board met, where hiring a mental health professional, staffing issues and challenges were discussed.

Mayor Valentino shared that the Rail Corridor Phase 2 meeting was held, and the goal of economic development opportunities was established. There will be a public session at the Welcome Center soon, no date has been set yet. A report with recommendations will be made as well. He explained the challenging time frame moving tracks from Middle Street to the Lake Front. He further explained that Norfolk Southern Line can't be moved, they won't come to the table for discussion. It is the group's strong recommendation to improve the area near the lake. Councilor Lavin noted major tax breaks given to the railroads, and wondered why not creating economic development isn't under more scrutiny. Mayor Valentino explained that there is no PILOT, as economic development remains the focus, and this is not an actionable committee. Mayor Valentino shared that he met with Board of Ethics Chair Victor Nelson, and that their Tenants may be revised, and that the board is working to fill a vacancy. Mayor Valentino complemented the Martin Luther King Day event, thanked the committee for the invitation, explained that he didn't know he was on the agenda to speak, and happened to have a conflicting cardiologist appointment at the same time.

18. ADJOURNMENT

**ACTION TAKEN by Clr. Pealer; seconded by Clr. Moracco
MOVED THAT the meeting be adjourned at 9:19pm
MOTION CARRIED UNANIMOUSLY**

Nicole Tillotson
City Clerk

THE GENEVA CITY COUNCIL

JOURNAL OF PROCEEDINGS

SPECIAL COUNCIL MEETING

February 12, 2025 – 5:30 PM
City Hall – 2nd Floor Conference Room
47 Castle Street
Geneva, NY 14456

Presiding – Steve Valentino, Mayor

1. ROLL CALL

Present: Clr. Whitfield, Clr. Petropoulos, Clr. Gillotte (arrived at 6:17), Clr. Grimaldi (arrived at 6:00), Clr. Pealer (arrived at 5:43), Clr Lavin, Clr. Brennan
Absent: Clr. Moracco

2. DISCUSSION – Comprehensive Plan

Mayor Valentino reviewed the history of the current Comprehensive Plan, noting that it is in the approved 2025 budget. He recalled some members of Council wanting to update the plan themselves. Mayor Valentino recommends input from the community, and explained why this is best achieved with a consultant. The Mayor asked Councilmembers to review the plan ahead of time, and come to this meeting prepared with items to address.

Discussion followed around the plan being created pre-COVID, and not aligning well with the post- COVID environment. The incomplete 2020 Census was discussed related to how it may impact a plan update. Housing quality was discussed, along with what Code can do to help.

Utilizing a professional consultant was debated, as well as how generic or specific the plan should be. Areas of the plan to focus on updating were discussed. Direction to a consultant was proposed to include updating numbers, and include more text on how to move forward. Discussion followed around crafting the plan for the ease of development. Lakefront development was briefly discussed, including renting property for development, rather than selling to a developer. Several economic development strategies were discussed. Mayor Valentino reminded Council that the plan is a guide, not specific direction, and that community input is critical.

Discussion occurred around the value of an entirely new Comprehensive plan versus refreshing the current plan. It was suggested that developing what is important as a council first, to guide a consultant and/or facilitator is important, followed by holding public hearings to gain community input on certain areas and topics. Mayor Valentino commented that the priorities in the current plan may not be the priorities the community wants. The Mayor also reinforced the importance of Council coming to a consensus, and explained that he is against moving forward with the plan without community input. Creative ways to solicit community engagement were explored. It was recommended by Councilor Gillotte that Council get input from Director West, since the plan is tied to zoning. Successes, challenges and opportunities were discussed, as well as tying the reanimated Neighborhood initiative led by the LDC into Comprehensive Plan development. It was also recommended by Councilor Lavin that County Economic Development be involved.

It was decided that Council will meet not more than two more times to determine how to proceed with the Comprehensive Plan, and determine what they would and wouldn't like to see in the plan.

3. ADJOURNMENT

ACTION TAKEN by Clr. Lavin; seconded by Clr. Petropoulos
MOVED THAT the meeting be adjourned at 6:39pm
MOTION CARRIED UNANIMOUSLY

Nicole Tillotson
City Clerk

DRAFT



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Joseph Venuti, Director of Public Works

Meeting Date: March 5, 2025

Item Title: Second Reading of an Ordinance Amending Chapter 335 Entitled “Vehicles & Traffic” of the City of Geneva Municipal Code

Action Required:

Amend Code 335-17 to modify No Parking Here to Corner Signage and allow enforcement of such. Install several street signs and post.

Background: Residents and property owners have voiced concerns regarding on street parking restrictions at various locations on East North Street, High Street and Washinton Street to provide safer travel for pedestrians and motorists.

Geneva City Code 335-17 currently does not completely address current parking concerns in these areas.

Financial Impact:

DPW materials \$1,200.00

Director of Public Works

Joseph Venuti

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ORDINANCE # 2 - 2025

**AN ORDINANCE AMENDING CHAPTER 335 ENTITLED
“VEHICLES & TRAFFIC” OF THE CITY OF GENEVA MUNICIPAL CODE**

BE IT ORDAINED by the City Council of the City of Geneva, New York that Chapter 335, entitled “Vehicles & Traffic” of the City of Geneva Municipal Code be amended:

WHEREAS, the current section 335-17, entitled “Parking, standing and stopping restrictions” Indicates the following:

High Street

On the north side: No parking between Pulteney Street and Elmwood Place.

North Street, East

On the north side: No parking or standing from the east curbline of Exchange Street for a distance of 210 feet easterly.

On the south side: No parking between Wadsworth Street and a point 150 feet east of the Marsh Creek Bridge

Wadsworth Street. North

On the east side: There are currently no restrictions.

Washington Street

On the north side: No parking from the west curbline of Nursery Avenue to a point opposite the west curbline of Copeland Avenue

On the south side: No parking from the east curbline of Copeland Avenue to a point 60 feet easterly therefrom.

WHEREAS, the City Director of Public Works recommends that amended no parking distances be established in these areas.

NOW THEREFORE IT IS ORDAINED, as follows:

Section 335-17 of the Geneva City Code, entitled “Parking, standing and stopping restrictions.” be and the same is hereby amended to include the following:

High Street

On the north side: No parking between Pulteney Street to a point opposite the west curbline of Grove Street.

North Street, East

On the north side: No parking or standing from the east curbline of Exchange Street for a distance of 500 feet easterly.

On the south side: No parking or standing from the east curbline of Exchange Street for a distance of 500 feet easterly.

Wadsworth Street, North

On the east side: No parking from the north curbline of East North Street to a point 45 feet northerly.

Washington Street

On the north side: No parking from a point opposite the west curbline of Copeland Avenue 200 feet easterly.

On the south side: No parking from the east curbline of Copeland Avenue to a point 175 feet easterly.

ADOPTED BY THE GENEVA CITY COUNCIL ON MARCH 5, 2025.

ATTEST:

Mayor

City Clerk



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Adam Blowers

Meeting Date: March 5, 2025

Item Title: Resolution Classifying Capital Improvement Projects In 2025 As Type II Actions Under SEQRA And Determining No Review Required

Actions Required:

A vote on a resolution classifying multiple capital improvement projects as Type II Actions under SEQRA requiring no review.

Background:

Under New York's State Environmental Quality Review Act (SEQRA) all revisions to land use are subject to environmental review. Prior to bonding for any capital improvement projects, City Council must make a SEQR determination. The projects include:

- (a) Cellular Water Meters
- (b) Middle Street Bridge Replacement
- (c) Clinton, Cherry & Elmwood Reconstruction – Phase 1
- (d) Wastewater Treatment Plant Clarifier Upgrade
- (e) Pulteney Street Sewer Upgrades – Phase 1
- (f) Lakefront Improvements - Marina
- (g) Sewer Infrastructure Maintenance Program

Staff recommends classifying all projects as Type II Actions under SEQRA. The proposed projects can be defined under the following examples for a Type II Action in the State of New York, Title 6. Department of Environmental Conservation, Chapter VI. General Regulations, Part 617. State Environmental Quality Review (6 CRR-NY 617.5 NY-CRR):

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- Maintenance or repair involving no substantial changes in an existing structure or facility (617.5(c)(1)); replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, unless such action meets or exceeds any of the thresholds in section [617.4](#) of this Part (617.5(c)(2));
- Re-paving of existing highways not involving the addition of new travel lanes (617.5(c)(4)); "street openings and right-of-way openings for the purpose of repair or maintenance of existing utility facilities (617.5(c)(5)).
- The purchase or sale of furnishings or equipment under SEQRA, Title 6. Department of Environmental Conservation, Chapter VI. General Regulations, Part 617. State Environmental Quality Review (6 CRR-NY 617.5 NY-CRR).

As Type II actions, the above projects need no SEQR review.

Financial Impact:

None

Attachments: Resolution Classifying Capital Improvement Projects As Type II Actions Under SEQRA And Determining No Review Required

RESOLUTION - #13-2025

RESOLUTION CLASSIFYING CAPITAL IMPROVEMENT PROJECTS IN 2025 AS TYPE II ACTIONS UNDER SEQRA AND DETERMINING NO REVIEW REQUIRED

WHEREAS, the City of Geneva intends to bond for multiple 2025 capital improvement projects, and;

WHEREAS, the City Council of the City of Geneva has expressed its interest and intention to undertake an environmental assessment of the proposed adoption under the auspices of the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the City Council will make a determination on the following projects:

- (a) Cellular Water Meters
- (b) Middle Street Bridge Replacement
- (c) Clinton, Cherry & Elmwood Reconstruction – Phase 1
- (d) Wastewater Treatment Plant Clarifier Upgrade
- (e) Pulteney Street Sewer Upgrades – Phase 1
- (f) Lakefront Improvements - Marina
- (g) Sewer Infrastructure Maintenance Program

WHEREAS, the City Council has determined that the proposed projects can be defined under the following examples for a Type II Action in the State of New York, Title 6. Department of Environmental Conservation, Chapter VI. General Regulations, Part 617. State Environmental Quality Review (6 CRR-NY 617.5 NY-CRR): maintenance or repair involving no substantial changes in an existing structure or facility (617.5(c)(1)); replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, unless such action meets or exceeds any of the thresholds in section 617.4 of this Part (617.5(c)(2)); re-paving of existing highways not involving the addition of new travel lanes (617.5(c)(4)); " street openings and right-of-way openings for the purpose of repair or maintenance of existing utility facilities (617.5(c)(5)); and the purchase or sale of furnishings or equipment under SEQRA, Title 6. Department of Environmental Conservation, Chapter VI. General Regulations, Part 617. State Environmental Quality Review (6 CRR-NY 617.5 NY-CRR).

WHEREAS, the City Council has determined that the proposed projects qualify as Type II Actions under SEQRA as defined in 6 CRR-NY 617.5 NY-CRR.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva, New York that the proposed projects are classified as Type II Actions pursuant to SEQRA and need no review.



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Adam Blowers, City Comptroller

Meeting Date: March 5, 2025

Item Title: Resolution Authorizing the Issuance of Bonds for Public Improvements

Background:

This bond resolution is being brought forward to authorize the issuance of \$4,425,000 in Bond Anticipation Notes (BAN) based on the approval of the 2025 capital plan in the annual budget. The list of the projects being funded is attached to this document.

*Please note that the bond resolution authorizes the city to borrow for the full project costs, \$6,467,000, which is then reduced by any grant money.

Financial Impact:

This resolution will create annual debt service payments, starting in 2026. It will add approximately \$180,000 to the annual debt service. In 2026, annual debt service is scheduled to decrease by approximately \$205,000. The total bond resolution amount is split between the General, Water and Sewer funds based on project.

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Project	Estimated Cost	Funding	Fund	Project Cost
<i>Cellular Water Meters</i>	\$ 625,000	Bond	Water	\$ 1,250,000
	\$ 625,000	Bond	Sewer	
<i>Middle Street Bridge Replacement</i>	\$ 350,000	Bond	General	\$ 1,267,000
	\$ 917,000	Grant		
<i>Clinton, Cherry & Elmwood Reconstruction - Phase 1</i>	\$ 500,000	Bond	General	\$ 1,500,000
	\$ 500,000	Bond	Water	
	\$ 500,000	Bond	Sewer	
<i>WWTP - Clarifier Upgrade</i>	\$ 300,000	Bond	Sewer	\$ 300,000
<i>Pulteney Street Sewer (Hamilton to Castle) - Phase 1</i>	\$ 400,000	Bond	Sewer	\$ 400,000
<i>Lakefront Improvements - Marina</i>	\$ 1,125,000	Grant		\$ 1,500,000
	\$ 375,000	Bond	General	
<i>Sewer Infrastructure Maintenance Program</i>	\$ 250,000	Bond	Sewer	\$ 250,000
Total Bond				\$ 4,425,000

At a regular meeting of the City Council of the City of Geneva, Ontario County, New York, held at the City Hall, 47 Castle Street, Geneva, New York, 14456, on March 5, 2025.

PRESENT:

ABSENT:

The following resolution was offered by Clr. _____, who moved its adoption, seconded by Clr. _____, to-wit:

RESOLUTION NO. 13 – 2025

BOND RESOLUTION, DATED MARCH 5, 2025, OF THE CITY OF GENEVA, ONTARIO COUNTY, NEW YORK (THE “CITY”), AUTHORIZING THE ISSUANCE OF SERIAL BONDS OF THE CITY IN AN AMOUNT NOT TO EXCEED \$6,467,000 TO FINANCE VARIOUS CAPITAL IMPROVEMENT PROECTS THROUGHOUT THE CITY

WHEREAS, the City Council of the City of Geneva (the “**City Council**”) has determined to undertake the construction or reconstruction of or addition to various city streets, sewer infrastructures, waste water equipment, lakefront structures and the upgrade of communication and radio systems, as further described herein and to appropriate funds for such specific object or purpose and to make certain determinations in connection with such specific object or purpose; and

WHEREAS, all other conditions precedent to the financing of each of the specific object or purpose hereinafter described, have been performed and no other action need be taken by the City Council as a pre-condition to the adoption of this resolution; and

WHEREAS, the City Council now wishes to appropriate funds for the foregoing specific object and purpose and to authorize the issuance of the City’s bonds and bond anticipation notes to be issued to finance said appropriation.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GENEVA, ONTARIO COUNTY, NEW YORK HEREBY RESOLVES (by the affirmative vote of not less than two-thirds of all the members of such body), AS FOLLOWS:

SECTION 1(a). The purchase, installation, or replacement of a cellular water meters throughout the City is hereby authorized at a maximum estimated cost not to exceed \$1,250,000.

SECTION 1(b). It is hereby determined that the plan of finance of the specific object or purpose described in section 1(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$1,250,000,

and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such specific objects or purpose, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned specific object or purpose is twenty (20) years pursuant to subdivision 30. of Section 11.00(a) of the Local Finance Law.

SECTION 2(a). The construction or reconstruction of a certain bridge located at Middle Street in the City is hereby authorized at a maximum estimated cost not to exceed \$1,267,000.

SECTION 2(b). It is hereby determined that the plan of finance of the specific object or purpose described in section 3(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$1,267,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such specific object or purpose, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned specific object or purpose is twenty (20) years pursuant to subdivision 10. of Section 11.00(a) of the Local Finance Law.

SECTION 3(a). The construction, reconstruction, widening, or resurfacing of roads and streets throughout the City, including Clinton, Cherry, and Elmwood Streets, including sidewalks, curbs, gutters, drainage, landscaping, grading or improving the rights of way, including the improvements in connection therewith, and including resurfacing with a rigid base pavement with sheet asphalt wearing surface is hereby authorized at a maximum estimated cost not to exceed \$1,500,000.

SECTION 3(b). It is hereby determined that the plan of finance of the class of objects or purposed described in section 3(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$1,500,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such class of objects or purposes, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned class of objects or purposes is fifteen (15) years pursuant to subdivision 20(d). of Section 11.00(a) of the Local Finance Law.

SECTION 4(a). The replacement of equipment, machinery, or apparatuses in or around sewage treatment plants in the City, including the upgrade of a clarifier, is hereby authorized at a maximum estimated cost not to exceed \$300,000.

SECTION 4(b). It is hereby determined that the plan of finance of the class of objects or purposes described in section 4(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$300,000 and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such class of objects or purposes, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned class of objects or purposes is thirty (30) years pursuant to subdivision 4. of Section 11.00(a) of the Local Finance Law.

SECTION 5(a). The preparation pursuant to Section 99(d) of the general municipal law of surveys and design plans of capital improvements, specifically in relation to storm sewers on Pulteney Street from Hamilton to Castle, which are contemplated to be undertaken in the future are hereby authorized at a maximum estimated cost not to exceed \$400,000.

SECTION 5(b). It is hereby determined that the plan of finance of the specific object or purpose described in section 8(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$400,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such specific object or purpose, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned specific object or purpose is five (5) years pursuant to subdivision 62(a). of Section 11.00(a) of the Local Finance Law.

SECTION 6(a). The acquisition, construction, or reconstruction of, or additions to docks, piers, and wharves, is hereby authorized at a maximum estimated cost not to exceed \$1,500,000.

SECTION 6(b). It is hereby determined that the plan of finance of the class of objects or purposes described in section 6(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$1,500,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such class objects or purposes, the amount of

said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned class of objects or purposes is twenty (20) years pursuant to subdivision 7. of Section 11.00(a) of the Local Finance Law.

SECTION 7(a). The acquisition, construction, or reconstruction of, or additions to sewer systems throughout the City is hereby authorized at maximum cost not to exceed \$250,000.

SECTION 7(b). It is hereby determined that the plan of finance of the class of objects or purposes described in section 7(a) of these resolutions is as follows: (i) the issuance of serial bonds of the City or bond anticipation notes issued in anticipation of such serial bonds, in a principal amount not to exceed \$250,000, and (ii) the levy and collection of taxes on real property located within the City to pay the principal of said bonds and interest thereon as the same becomes due and payable, but if the levy and collection of taxes on all real property in the City is insufficient to pay the principal of said bonds and the interest thereon, then the levy and collection of taxes on all real property located within the City shall be used to pay the principal of said bonds and interest thereon as the same becomes due and payable; except that, to the extent that the City receives grants or other funding from any source to fund such class of objects or purposes, the amount of said serial bonds shall be reduced dollar for dollar by the amount of such grants or other funding. It is hereby determined that the period of probable usefulness for the aforementioned class of objects or purposes is forty (40) years pursuant to subdivision 4. of Section 11.00(a) of the Local Finance Law.

SECTION 8. Subject to the provisions of this resolution and of the Local Finance Law, pursuant to the provisions of Section 30.00 relative to the authorization of the issuance of bond anticipation notes of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the City Comptroller (the "**City Comptroller**"), as chief fiscal officer of the City. Such notes will be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by the City Comptroller, consistent with the provisions of the Local Finance law.

SECTION 9. Except as otherwise provided herein, all other matters relating to such bonds, including the determination of whether to issue such bonds having substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the City by the facsimile signature of the City Comptroller, providing for the manual countersignature of a fiscal agent or of a designated official of the City), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, will be determined by the City Comptroller. It is hereby determined that it is to the financial advantage of the City not to impose and collect from registered owners of such serial bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph (c) of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the City Comptroller may determine.

SECTION 10. All other matters except as provided herein relating to the serial bonds herein authorized including the date, denominations, maturities and interest payment dates, within the limitations prescribed herein and the manner of execution of the same, including the consolidation with other issues, ability to sell to the New York State Environmental Facilities Corporation, and also the ability to issue serial

bonds with substantially level or declining annual debt service, shall be determined by the City Comptroller. Such bonds will contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals, in addition to those required by Section 51.00 of the Local Finance Law, as the City Comptroller shall determine consistent with the provisions of the Local Finance Law. The City Comptroller is hereby further authorized, at his or her sole discretion, to execute a project finance agreement, and any other agreements with the New York State Department of Environmental Conservation and/or the New York State Environmental Facilities Corporation, including amendments thereto, and including any instruments (or amendments thereto) in the effectuation thereof, in order to effect the financing or refinancing of the objects or purposes described in Sections 1, 4 and 7 hereof, or a portion thereof, by a bond, or note issue of said City in the event of the sale of same to the New York State Environmental Facilities Corporation. The power to issue and sell notes to the New York State Environmental Facilities Corporation pursuant to Section 169.00 of the Local Finance Law is hereby delegated to the City Comptroller. Such notes shall be of such terms, form and contents as may be prescribed by said City Comptroller consistent with the provisions of the Local Finance Law.

SECTION 11. The bonds, or bond anticipation notes issued in advance thereof, authorized hereby will be in fully registered form and be signed in the name of the City of Geneva, Ontario County, New York, by the manual or facsimile signature of the City Comptroller, and a facsimile of its corporate seal shall be imprinted or impressed thereon and may be attested by the manual or facsimile signature of the City Clerk.

SECTION 12. The faith and credit of said City of Geneva, Ontario County, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of said City a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

SECTION 13. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150 - 2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein. The temporary use of available funds of the City, not immediately required for the purpose or purposes for which the same were borrowed, raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Local Finance Law, for the capital purposes described in this resolution.

SECTION 14. The City Comptroller is further authorized to enter into a continuing disclosure undertaking with or for the benefit of the initial purchaser of the bonds or notes in compliance with the provisions of Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

SECTION 15. The validity of the bonds authorized by this resolution and of any bond anticipation notes issued in anticipation of said bonds may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the City is not authorized to expend money; or

(b) the provisions of law which should be complied with at the date of the publication of such resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication; or

(c) such obligations are authorized in violation of the provisions of the Constitution.

SECTION 16. This resolution shall take effect immediately and the City Clerk is hereby authorized and directed to publish the foregoing resolution, or a summary thereof, together with a notice attached in substantially the form as prescribed in Section 81.00 of the Law, in the official newspaper(s) of the City (a) for such publication, and (b) for the publication of the notice of sale in connection with any bonds or other obligations issued pursuant to this resolution.

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

I, the undersigned City Clerk of the City of Geneva, DO HEREBY CERTIFY as follows:

1. I am the duly qualified and acting City Clerk of the City of Geneva, Ontario County, New York (the “**City**”) and the custodian of the records of the City, including the minutes of the proceedings of the City Council, and am duly authorized to execute this certificate.

2. A regular meeting of the City Council of the City (the “**City Council**”) was held on March 5, 2025, and attached hereto is a true and correct copy of a resolution duly adopted at such meeting and entitled:

BOND RESOLUTION, DATED MARCH 5, 2025, OF THE CITY OF GENEVA, ONTARIO COUNTY, NEW YORK (THE “CITY”), AUTHORIZING THE ISSUANCE OF BONDS OF THE CITY IN AN AMOUNT NOT TO EXCEED \$6,467,000 TO FINANCE VARIOUS CAPITAL IMPROVEMENT PROECTS THROUGHOUT THE CITY

3. That said meeting was duly convened and held and that said resolution was duly adopted in all respects in accordance with the law and regulations of the City. To the extent required by law or said regulations, due and proper notice of said meeting was given. A legal quorum of members of the City Council was present throughout said meeting, and a legally sufficient number of members (2/3’s of the City Council) voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under the law, said regulations, or otherwise, incident to said meeting and the adoption of the resolution, including the publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

4. The seal appearing below constitutes the official seal of the City and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, I have hereunto set my hand and have hereunto affixed the corporate seal of the City of Geneva this ____ day of March 2025.

CITY OF GENEVA

By: _____
Nicole Tillotson, City Clerk

[SEAL]

ESTOPPEL NOTICE

The resolution, a summary of which is published herewith, has been adopted on March __, 2025, and the validity of the obligations authorized by such resolution may be hereafter contested only if such obligations were authorized for an object or purpose for which the City of Geneva, Ontario County, New York is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of publication of this notice, or such obligations were authorized in violation of the provisions of the Constitution.

Nicole Tillotson, City Clerk
City of Geneva

SUMMARY OF BOND RESOLUTION

Set forth below is a summary of said resolution adopted by the City Council of the City of Geneva on March 5, 2025.

1. The resolution is entitled: "BOND RESOLUTION, DATED MARCH 5, 2025, OF THE CITY OF GENEVA, ONTARIO COUNTY, NEW YORK (THE "CITY"), AUTHORIZING THE ISSUANCE OF BONDS OF THE CITY IN AN AMOUNT NOT TO EXCEED \$6,467,000 TO FINANCE VARIOUS CAPITAL IMPROVEMENT PROECTS THROUGHOUT THE CITY"
2. The resolution authorized bonds or other obligations of the City for the following specific objects or purposes, in the following principal amounts, and with the following periods of probable usefulness ("PPU"):
 - (a) The purchase, installation, or replacement of a cellular water meters throughout the City in the maximum principal amount of \$1,250,000; PPU 20 years;
 - (b) The construction or reconstruction of a certain bridge located at Middle Street in the City in the maximum principal amount of \$1,267,000; PPU 40 years
 - (c) The construction, reconstruction, widening, or resurfacing of roads and streets throughout the City, including Clinton, Cherry, and Elmwood Streets, including sidewalks, curbs, gutters, drainage, landscaping, grading or improving the rights of way, including the improvements in connection therewith, and including resurfacing with a rigid base pavement with sheet asphalt wearing surface in the maximum principal amount of \$1,500,000; PPU 15 years;
 - (d) The replacement of equipment, machinery, or apparatuses in or around sewage treatment plants in the City, including the upgrade of a clarifier in the maximum principal amount of \$300,000; PPU 30 years;

(e) The preparation pursuant to Section 99(d) of the general municipal law of surveys and design plans of capital improvements, specifically in relation to storm sewers on Pulteney Street from Hamilton to Castle, which are contemplated to be undertaken in the future in the maximum principal amount of \$400,000; PPU 5 years

(f) The acquisition, construction, or reconstruction of, or additions to docks, piers, and wharves in the maximum principal amount of \$1,500,000; PPU 20 years;

(g) The acquisition, construction, or reconstruction of, or additions to sewer systems throughout the City in the maximum principal amount of \$250,000; PPU 40 years.

3. The amount of the obligations to be issued is \$6,467,000.

The resolution summarized herein shall be available for public inspection during normal business hours at the offices of the City Clerk, City of Geneva, City Hall, 47 Castle Street, Geneva, New York, 14456.



Geneva City Council
Agenda Item Briefing

To: Geneva City Council

From: Amie Hendrix, City Manager

Meeting Date: March 5, 2025

Item Title: First Reading of an Ordinance Amending City Code Section 327-2 Regarding the Appointment of Members of the Shade Tree Committee

Action Required: Currently, the City Manager appoints members to the Shade Tree Committee. An affirmative vote would change this to the City Manager nominating members to the Shade Tree Committee and City Council serving as the appointing authority.

Background Information: With a review of the practices related to appointments to City committees, it has been determined that the City Manager should not appoint members to the Shade Tree Committee.

Alternatives: Council could continue as it has been or change the process further.

Financial Impact: No financial impact.

City Manager's Office

Amie M. Hendrix

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

(315) 789-2603 - FAX (315) 789-0604 - ahendrix@geneva.ny.us - www.cityofgenevany.com

ORDINANCE # 3-2025

AN ORDINANCE TO AMEND CITY CODE SECTION 327-2 REGARDING THE APPOINTMENT OF MEMBERS OF THE SHADE TREE COMMITTEE.

BE IT ENACTED, by the City Council of the City of Geneva, Ontario County, State of New York, as follows:

WHEREAS, City of Geneva City Code Chapter 327 established a Shade Tree Committee in order to advise City Council regarding the care, preservation, planting and removal of trees in city parks and other public areas; and

WHEREAS, City Code Section 327-2 provides that members of the Shade Tree Committee are appointed by the City Manager and approved by the City Council; and

WHEREAS, City Council desires to amend Section 327-2 to provide for members of the Shade Tree Committee to be nominated by the City Manager and appointed by City Council;

NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Geneva, that:

Section 1. Amendment.

City Code Section 327-2, entitled "Creation and establishment of Shade Tree Committee" is hereby amended as follows:

The second sentence of Section 327-2 shall be replaced in its entirety and shall henceforth read:

The Committee shall consist of six to nine members, nominated by the City Manager and appointed by the City Council.

The remainder of Section 327-2 not amended as provided herein shall remain in effect.

Section 2. Validity and Severability.

If any clause, sentence, paragraph, word, section or part of this ordinance shall be adjudged by any court of competent jurisdiction to be unconstitutional, illegal or invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, word, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 3. Inconsistency.

All other local laws and ordinances of the City of Geneva that are inconsistent with the provisions of this ordinance are hereby repealed provided, however, that such repeal shall only be to the extent of such inconsistency. In all other respects, this ordinance shall be in addition to such other local laws or ordinances regulating and governing the subject matter covered herein.

Section 3. Effective Date.

This ordinance shall be effective thirty (30) days following its enactment.

ADOPTED BY THE GENEVA CITY COUNCIL ON April 2, 2025
ATTEST:

Mayor

City Clerk



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: Amie Hendrix, City Manager

Meeting Date: March 5, 2025

Item Title: Resolution Scheduling a Public Hearing in Connection with an Ordinance Amending City Code Section 327-2 Regarding the Appointment of Members of the Shade Tree Committee

Action Required: Currently, the City Manager appoints members to the Shade Tree Committee. An affirmative vote would change this to the City Manager nominating members to the Shade Tree Committee and City Council serving as the appointing authority.

Background Information: With a review of the practices related to appointments to City committees, it has been determined that the City Manager should not appoint members to the Shade Tree Committee.

Alternatives: Council could continue as it has been or change the process further.

Financial Impact: No financial impact.

City Manager's Office

Amie M. Hendrix

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RESOLUTION # 13 - 2025

**RESOLUTION SCHEDULING A PUBLIC HEARING IN CONNECTION WITH
AN ORDINANCE AMENDING CITY CODE SECTION 327-2 REGARDING THE APPOINTMENT OF MEMBERS OF
THE SHADE TREE COMMITTEE.**

WHEREAS, City of Geneva City Code Chapter 327 established a Shade Tree Committee in order to advise City Council regarding the care, preservation, planting and removal of trees in city parks and other public areas; and

WHEREAS, City Code Section 327-2 provides that members of the Shade Tree Committee are appointed by the City Manager and approved by the City Council; and

WHEREAS, City Council desires to amend Section 327-2 to provide for members of the Shade Tree Committee to be nominated by the City Manager and appointed by City Council; and a proposed ordinance to amend Section 327-2 is hereby introduced and is on file with the City Clerk's Office for public review;

NOW, THEREFORE BE IT RESOLVED that a public hearing be held at City Hall on April 2, 2025 at 7:00 p.m., and that notice of the same be published in accordance with the law.



**Geneva City Council
Agenda Item Briefing**

To: Geneva City Council

From: David West, Director of Planning and Economic Development

Meeting Date: March 5, 2025

Item Title: Resolution Supporting a Sale of Surplus Real Estate Parcel Number 104.8-1-34.

Action Required:

Approval of this resolution.

Background:

The City of Geneva adopted a policy of sale of city owned property in 2024 that specifies a quarterly review of offers on City real-estate as well as creating a review body of staff to make recommendations to Council on offers. The City published notification for the first 2025 quarterly review that took place on Feb. 3, 2025 for any offer received before that date. On Feb. 3 the Property Acquisition and Disposition Committee, reviewed offered received before that date and made a recommendation to sell parcel number 104.8-1-34 to Home Leasing for the development of 60-75 housing units for the offered \$70,000. The recommendation was brought to City Council on Feb. 5, 2025, where Council set a public hearing for March 5, 2025.

Home Leasing is a family-owned development, construction, and property management company specializing in multi-family affordable housing. As a Certified Benefit Corporation, Home Leasing's mission is to "improve the lives of their residents and the communities in which they work while aspiring to do no harm and benefit all." The company has completed 43 projects, totaling 3,387 units, since its formation in 2006. Twenty-five of these projects have included a new construction to activate a vacant parcel, with a total of 1,928 brand new units created. Each project is highly tailored to its intended market, with a focus put on enriching the existing community, contributing to local vibrancy, meeting housing needs, and creating an environmentally sustainable asset that will contribute to local stability for years to come.

Home Leasing proposes a two-year due diligence period to allow for environmental, zoning and site plan approval as well as funding approval. They would provide a non-refundable \$2,500 deposit for each year of due diligence.

Financial Impact:

At the very least, entering into a sale contract with Home Leasing will generate \$2,500 in revenue to the City. Assuming the due-diligence period moves to a sale the sale would generate \$70,000 (including deposits) and the completed development is likely to generate \$25-30,000 in annual PILOT payments. In addition, the project will create 100 construction jobs and 3 permanent on-site management and maintenance jobs. The parcel currently generates \$0 and requires City maintenance.

Office of the City Manager

Amie Hendrix

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Resolution # 15-2025
Supporting a Sale of Surplus Real Estate Parcel Number 104.8-1-34

WHEREAS, the City of Geneva has identified surplus real estate that is not serving a city goal, and

WHEREAS, the City of Geneva's adopted policy for Purchasing Geneva City-Owned Real Property calls for quarterly review of offers for city property by the Property Acquisition and Disposition Committee; and

WHEREAS, the Property Acquisition and Disposition Committee did meet on Feb. 3, 2025 to review offers received; and

WHEREAS, the Property Acquisition and Disposition Committee recommended proceeding with offers on Parcel Number 104.8-1-34 from Home Leasing, Middle & Hallenbeck from Cook Properties, and Crystal St. from Habitat for humanity of Greater Rochester; and

WHEREAS, the City of Geneva did hold a public hearing on the sale of Parcel Number 104.8-1-34 to Home Leasing on March 5, 2025; and

WHEREAS, Home Leasing did propose a sale price of \$70,000 due at closing with a non-refundable \$2,500 deposit due at the start of the due-diligence period good for one year with the option to extend that due-diligence period for an additional year with additional non-refundable \$2,500 deposits for each year up to 3 years; and

WHEREAS, entering into this contract and due-diligence period is a Type II (27) action under SEQR and further environmental review will be required once a design is proposed; and

WHEREAS, this project is consistent with all existing local plans, the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources, and the project supports local businesses in a manner that will attract, create, and sustain employment opportunities in Geneva; and

NOW THEREFORE BE IT RESOLVED that the City Council authorizes the City Manager to take all necessary action to enter into a contract for the sale of Parcel Number 104.8-1-34 to the Home Leasing team in accordance with the offer presented by Home Leasing. The City Manager is authorized to negotiate in the best interest of the City all details of sale not specified in the offer letter. Final closing on the sale will be subject to coordinated SEQR with the City of Geneva Planning Board once project details are complete and on approval of the proposed housing project and all necessary financing. Sale will be contingent on that project moving forward within a reasonable time frame and ownership will revert to the City if construction is not completed within 3 years of closing.



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: David West, Director of Planning and Economic Development

Meeting Date: March 5, 2025

Item Title: Resolution Supporting a Sale of Surplus Real Estate parcel number 104.8-3-23 at Middle & Hallenbeck

Action Required:

Approval of this resolution.

Background:

The City of Geneva adopted a policy of sale of city owned property in 2024 that specifies a quarterly review of offers on City real-estate as well as creating a review body of staff to make recommendations to Council on offers. The City published notification for the first 2025 quarterly review that took place on Feb. 3, 2025 for any offer received before that date. On Feb. 3 the Property Acquisition and Disposition Committee, reviewed offered received before that date and made a recommendation to sell parcel number 104.8-3-23 at Middle & Hallenbeck to Cook Properties for the development of single family homes with a recommendation that the purchase price be increased. The recommendation was brought to City Council on Feb. 5, 2025, where Council agreed that the purchase price should be increased and directed staff to negotiate and a public hearing was scheduled for March 5, 2025. Cook Properties responded with an increase in offer price to \$10,000 and the potential to increase the number of homes on the site from 3 to 4.

Cook Properties proposed project would create 4 new single-family homes at the corner of Middle and Hallenbeck. These homes will be factory built and installed permanently on the site. This construction method will allow the homes to be sold at a price that is generally unreachable by new construction, with estimates being in the range of \$140,000 for a brand-new house. Cook states that this method of development is much faster than typical construction and believes that new homes can be installed this year.

Financial Impact:

Cook proposes purchasing the lot for \$10,000 and increasing the assessed value from \$47,500 to \$560,000.

Office of the City Manager

Amie Hendrix

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Resolution # 16-2025

Supporting a Sale of Surplus Real Estate parcel number 104.8-3-23 at Middle & Hallenbeck.

WHEREAS, the City of Geneva has identified surplus real estate that is not serving a city goal, and

WHEREAS, the City of Geneva's adopted policy for Purchasing Geneva City-Owned Real Property calls for quarterly review of offers for city property by the Property Acquisition and Disposition Committee; and

WHEREAS, the Property Acquisition and Disposition Committee did meet on Feb. 3, 2025 to review offers received; and

WHEREAS, the Property Acquisition and Disposition Committee recommended proceeding with offers on 23 Jackson St. from Home Leasing, Middle & Hallenbeck from Cook Properties, and Crystal St. from Habitat for humanity of Greater Rochester; and

WHEREAS, the City of Geneva did hold a public hearing on the sale of, parcel number 104.8-3-23 at Middle & Hallenbeck to Cook Properties on March 5, 2025; and

WHEREAS, Cook Properties did propose a sale price of \$10,000; and

WHEREAS, entering into this contract and due-diligence period is a Type II (27) action under SEQR and further environmental review will be required once a design is proposed; and

WHEREAS, this project is consistent with all existing local plans, the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources, and the project supports local businesses in a manner that will attract, create, and sustain employment opportunities in Geneva; and

NOW THEREFORE BE IT RESOLVED that the City Council authorizes the City Manager to take all necessary action to enter into a contract for the sale of parcel number 104.8-3-23 at Middle & Hallenbeck to the Cook Properties team in accordance with the offer presented by Cook Properties. The City Manager is authorized to negotiate in the best interest of the City all details of sale not specified in the offer letter. Final closing on the sale will be subject to coordinated SEQR with the City of Geneva Planning Board once project details are complete and on approval of the proposed housing project and all necessary financing. Sale will be contingent on that project moving forward within a reasonable time frame and ownership will revert to the City if construction is not completed within 3 years of closing.



**Geneva City Council
Agenda Item Briefing**

To: Geneva City Council

From: David West, Director of Planning and Economic Development

Meeting Date: March 5, 2025

Item Title: Resolution Supporting a Sale of Surplus Real Estate parcel numbers 90.84-1-45 through -50 on Crystal St.

Action Required: Approval of this resolution.

Background: The City of Geneva adopted a policy of sale of city owned property in 2024 that specifies a quarterly review of offers on City real-estate as well as creating a review body of staff to make recommendations to Council on offers. The City published notification for the first 2025 quarterly review that took place on Feb. 3, 2025 for any offer received before that date. On Feb. 3 the Property Acquisition and Disposition Committee, reviewed offered received before that date and made a recommendation to sell parcel numbers 90.84-1-45 through -50 on Crystal Street to Greater Rochester Habitat for Humanity. The recommendation was brought to City Council on Feb. 5, 2025 and a public hearing was scheduled for March 5, 2025.

Greater Rochester Habitat for Humanity (GRHFH) will develop 8 single-family homes on Crystal Street as part of their Homebuyer program. These homes will be sold to families in their program who have completed an 8-hour pre-purchase course, our 4-week financial literacy course, mandatory classes on homes safety, home maintenance, etc. as well as over 200 hours of sweat equity helping to build their homes and the homes of others in their community participating in the program. Through their use of both private and public grants, they subsidize the purchase price of these homes as well as offer a low-interest, 30-year Habitat mortgage through one of their partner lenders, to ensure their families are not cost-burdened and are able to stay in their homes sustainably. As a result, their model builds not only homes, but stable homeowners and community.

Financial Impact: Habitat proposes purchasing the City owned land for \$4,000, they estimate that the expected assessed value after development of the proposed 8 homes will be \$950,000 significantly adding to the City tax base. Currently the land generates \$0 in taxes and the City expends funds maintaining the parcels.

Office of the City Manager

Amie Hendrix

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Resolution # 17-2025

Supporting a Sale of Surplus Real Estate parcel numbers 90.84-1-45 through -50 on Crystal St.

WHEREAS, the City of Geneva has identified surplus real estate that is not serving a city goal, and

WHEREAS, the City of Geneva's adopted policy for Purchasing Geneva City-Owned Real Property calls for quarterly review of offers for city property by the Property Acquisition and Disposition Committee; and

WHEREAS, the Property Acquisition and Disposition Committee did meet on Feb. 3, 2025 to review offers received; and

WHEREAS, the Property Acquisition and Disposition Committee recommended proceeding with offers on 23 Jackson St. from Home Leasing, Middle & Hallenbeck from Cook Properties, and Crystal St. from Habitat for humanity of Greater Rochester; and

WHEREAS, the City of Geneva did hold a public hearing on the sale of, parcel numbers 90.84-1-45 through -50 to Greater Rochester Habitat for Humanity on March 5, 2025; and

WHEREAS, Greater Rochester Habitat for Humanity did propose a sale price of \$4,000; and

WHEREAS, entering into this contract and due-diligence period is a Type II (27) action under SEQR and further environmental review will be required once a design is proposed; and

WHEREAS, this project is consistent with all existing local plans, the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources, and the project supports local businesses in a manner that will attract, create, and sustain employment opportunities in Geneva; and

NOW THEREFORE BE IT RESOLVED that the City Council authorizes the City Manager to take all necessary action to enter into a contract for the sale of parcel numbers 90.84-1-45, 90.84-1-46, 90.84-1-47, 90.84-1-48, 90.84-1-49, 90.84-1-50 on Crystal St. to the Greater Rochester Habitat for Humanity team in accordance with the offer presented by Greater Rochester Habitat for Humanity. The City Manager is authorized to negotiate in the best interest of the City all details of sale not specified in the offer letter. Final closing on the sale will be subject to coordinated SEQR with the City of Geneva Planning Board once project details are complete and on approval of the proposed housing project. Sale will be contingent on that project moving forward within a reasonable time frame and ownership will revert to the City if construction is not completed within 3 years of closing.



Geneva City Council Agenda Item Briefing

To: Geneva City Council

From: David West, Director of Planning and Economic Development

Meeting Date: March 5, 2025

Item Title: Resolution Conferring Preferred Developer Status for the OEO Site

Action Required:

Approval of this resolution.

Background:

The City of Geneva has worked toward the redevelopment of 595 S. Exchange St. for many years and has reviewed several proposals over that time period, though none have resulted in a project. In recent years the City took specific efforts to increase the likelihood of a project moving forward including consolidating several parcels into one and publishing a Request for Qualifications for a developer who would be willing to work collaboratively with the City to develop a project that is both feasible and in the best interest of the City and the developer. After reaching out directly to many developers and publishing through New York State Contract Reporter, the City received an application from a team that contains several partners who have been active in local development combined with regional and national expertise.

Entering into a “Preferred Developer” contract will constrain the City from selling this parcel to other parties while a development committee of staff and council people work with the developer to determine the best feasible project for this site and the terms of a partnership to develop that project. During the preferred developer contract period the development team will work at their own cost to design a development in partnership with the City that is fundable, that the community supports, and that can be profitably built. At the end of the preferred developer contract the expectation is that the City will sell or otherwise convey the property for development and that the developer will execute that project.

Staff recommends that the preferred developer contract start at 2 years with an option for renewal so long as progress is being made by the development team. This is a complicated project that will need various additional funding pieces to fall into line which could take several years. The development team must have

Office of the City Manager

Amie Hendrix

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some level of control of the property, as conveyed by preferred developer status, to qualify for various grants that will be an important part of the funding stack.

Financial Impact:

The benefit of a preferred developer partnership for the City is that the ultimate project is designed in collaboration with the community. The benefit to a developer is that they have the City as a productive partner in the process, they know the project is wanted and supported, and they have a greater degree of certainty when pursuing financing. The tradeoff for the City is that we need to tie up the land for the term of the contract in order to be a reasonable partner, and the tradeoff for the developer is that they must complete a fair amount of work at their own expense before they have complete control of the property, essentially the City is getting an amount of predevelopment work done for free. Ultimately the goal of this partnership is to get this property back on the tax rolls in addition to providing much needed housing and economic development. Costs to the City of working on this will include staff time that is within the current staffing levels.

Resolution # 18-2025

Conferring Preferred Developer Status for the OEO Site

WHEREAS, the City of Geneva did publish an RFQ for the 595 S. Exchange St. also known as the OEO Site, parcel number 104.12-2-23.11, and

WHEREAS, the City of Geneva's received a response from the Taylor the Builders, Pivotal, Greenleaf Builders, and Hunt E/A/S, hereafter "The Team"; and

WHEREAS, the Geneva City Council did meet with The Team on Feb. 25, 2025 and hear a presentation on The Team's qualifications and plans for working with the City; and

WHEREAS, the Property Acquisition and Disposition Committee recommended proceeding with The Team as the Preferred Developer; and

WHEREAS, entering into this contract to confer Preferred Developer status is a Type II (27) action under SEQOR and further environmental review will be required once a design is proposed; and

WHEREAS, this project is consistent with all existing local plans, the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources, and the project supports local businesses in a manner that will attract, create, and sustain employment opportunities in Geneva; and

NOW THEREFORE BE IT RESOLVED that the City Council authorizes the City Manager to take all necessary action to enter into a contract with The Team to confer Preferred Developer Status starting a working relationship with the City. Preferred Developer Status will include agreement that the City will not sell parcel number 104.12-2-23.11, 595 S. Exchange St. to any other developer while working in good faith with the preferred developer and will set in place a series of expectations leading up to a future agreement to convey the property for redevelopment. The City Manager is hereby authorized to negotiate specific terms of the Preferred Developer contract in the best interest of the City starting with a 2-year term with an option to extend for up to 2 more years.



Geneva City Council
Agenda Item Briefing

To: Geneva City Council

From: Amie Hendrix, City Manager

Meeting Date: March 5, 2025

Item Title: RESOLUTION AUTHORIZING APPOINTMENT OF CITY ATTORNEY

Action Required: Appointing David Hou, Esq., Bond Schoeneck & King, PLLC as City Attorney

Background Information: Mr. Hou and his colleagues at Boylan Code will be joining their practices with the law firm Bond Schoeneck & King, PLLC as of March 1, 2025. Bond Schoeneck & King will continue to honor the terms of the City's engagement with Boylan Code through the contract term of December 31, 2026.

Alternatives: Council may elect to not approve the resolution.

Financial Impact: No financial impact.

City Manager's Office

Amie M. Hendrix

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RESOLUTION #19-2025

A RESOLUTION AUTHORIZING APPOINTMENT OF CITY ATTORNEY

WHEREAS, the City of Geneva is under contract for legal services with Boylan Code, LLP, David Hou, Esq., as City Attorney, through December 31, 2026; and

WHEREAS, Mr. Hou has advised that he and his colleagues at Boylan Code will be joining their practices with the law firm Bond Schoeneck & King, PLLC as of March 1, 2025, and that Bond Schoeneck & King will continue to honor the terms of the City's engagement with Boylan Code; and

WHEREAS, City Council desires to continue with Mr. Hou as City Attorney at Bond Schoeneck & King;

NOW, THEREFORE, it is hereby resolved that Bond Schoeneck & King, PLLC, David Hou, Esq., is hereby appointed to continue as City Attorney under the same terms of engagement previously agreed to with Boylan Code, LLP, and that the Mayor is hereby authorized to execute any documents and agreements necessary to effectuate this appointment.



Geneva City Council
Agenda Item Briefing

To: Mayor Valentino and Members of Geneva City Council

From: Amie Hendrix, City Manager

Meeting Date: March 5, 2025

Item Title: RESOLUTION ADOPTING USE OF PUBLIC FUNDS FOR EMPLOYEE REWARD AND RECOGNITION

Action Required:

The adopting of this resolution adds this policy to the City Administrative manual.

Background:

The attached policy outlines the procedures for the City in regards to spending of City allocated resources on reward and recognition for municipal employees. This is in alignment with the guidance of the Office of the New York State Comptroller.

Financial Impact:

There is no financial impact by adopting this policy. Any allocations made to recognize employees continue to be part of the budget process.

Geneva City Manager
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Policy Name: Use of Public Funds for Employee Reward and Recognition

Policy Category: Administrative (Policy Development and Standards)

Scope of Policy: This policy will serve as an official and equitable means of showing appreciation to its valued employees during their tenure with the City of Geneva when afforded with the understanding that the City is operating under restricted Federal and State regulations.

Reference: City Manager, Resolution No. XX in 2025

Modification Dates: March 2025

Responsible Department or Office: City Manager's Office

General Information: The following policy covers the limitations of employee reward and recognition and acknowledgment for special milestones and/or City sponsored events, and related allowable expenditures and IRS implications.

Next Scheduled Review: March 2030

Definitions:

- A. Cash Equivalent - Cash, gift cards, gift certificates, checks, savings bonds, prepaid debit/credit cards, lottery tickets, etc. that allows the purchase of or redemption for a product or service as if cash were being used.
- B. Employee Reward & Recognition - A system of appropriate workplace acknowledgement and appreciation of efforts in a fair and timely manner.
- C. Milestone - An action or event marking a significant change or stage.

Policy Statement:

The City of Geneva (the "City") must balance the interest of recognizing outstanding employee contributions with its responsibility as a steward of public funds.

Policy:

- 1. Departments shall not use public funds for employee gifts, rewards, or recognition expenses which include, but are not limited to, celebrations of retirement, holiday, birthday, special appreciation, sympathy gifts, peer recognition or clothing.
- 2. The purchase of items of nominal value (i.e., certificates, medals, pins, coins, patches, badges) to recognize employee service by Departments is an acceptable use of public funds.
- 3. Cash equivalent gifts or rewards are strictly prohibited using public funds.
- 4. Non-monetary/tangible gifts for employee retirements will be made available by the Department of Human Resources
- 5. The personal exchange of gifts from one employee (or group of employees) to another employee is allowable for occasions such as holiday gift exchanges, birthdays, retirements, etc. subject to the following conditions:
 - a. No employee may compel or require individual contributions to such a gift; and

- b. City funds may not be contributed to such a gift.
- 6. The City Manager authorizes the following activities to be funded, organized, and scheduled by the Department of Human Resources in alignment with funds allocated as part of the annual budget process or through resolution by City Council. Items are to be made available to all individuals that achieve these milestones.
 - a. Milestone Recognitions.
 - b. Annual Employee Appreciation Celebration.

Approval Date:

RESOLUTION #20-2025

ADOPTING USE OF PUBLIC FUNDS FOR EMPLOYEE REWARD AND RECOGNITION

WHEREAS, the best practice for government operations is to have standard operating procedures and policies, and

WHEREAS, many city practices which follow state and federal operations currently occur throughout the organization, and

WHEREAS, Council approval is required for new policies or for changes to existing policy language, and

WHEREAS, the policy detailed below has been crafted by the respective responsible departments and further offered for review by City department heads and leaders of all collective bargaining units to standardize this policy, now therefore be it

RESOLVED Policy 01-2025 Use of Public Funds for Employee Reward and Recognition is hereby adopted by the Geneva City Council and shall be added to a City Administrative Policy Manual.



Geneva City Council
Agenda Item Briefing

To: Geneva City Council

From: David West, Director of Planning and Economic Development

Meeting Date: 3/5/2025

Item Title: Schedule Public Hearing for a CDBG Economic Development Proposal

Action Required:

Schedule a Public Hearing for a grant application through the New York State Office of Community Renewal for Community Development Block Grant funding to support Heglovich LLC (DBA For Bitter For Worse) with the establishment of a production facility for nonalcoholic cocktails.

Background:

For Bitter For Worse (FBFW) is a manufacturer and retailer of adult non-alcoholic beverages that has been operating in Portland, Oregon since 2020. The owners propose relocating to New York and establishing a production facility at the Cornell Agriculture Technology Park (Tech Farm) in the City of Geneva, occupying approximately 10,000 sq ft. of space. The company is a 2024 Grow NY winner (\$250,000 award) and is seeking to apply for CDBG funding in the amount of \$100,000 based on the creation of four (4) full-time-equivalent jobs. The scope of the project will include the purchase of equipment, inventory, build-out costs, and working capital, with an estimated budget of approximately \$400,000. Economic development consulting firm The Harrison Studio has met with the owners and believes they are well-positioned to submit an application for funding. This project aligns with and supports the 2016 City of Geneva Comprehensive Plan.

Alternatives:

Without a public hearing this application cannot be submitted.

Financial Impact:

Pursuing this application and administering the grant, if awarded, will require City staff time. If awarded, the grant will include funding for managing the funding and compliance of the grant that should cover all our ongoing staff costs; the only cost is the upfront work on the hearings and grant submittal. The developer will pay for consultant support for drafting the application and the City Grant Coordinator and Director of Planning & Economic Development will expend time and effort completing the application process. This effort would be covered within current staffing levels.

Geneva City Council

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RESOLUTION #

**RESOLUTION ESTABLISHING A PUBLIC HEARING
FOR THE NEW YORK STATE GRANT FUNDING UNDER THE FEDERAL
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
AND SPECIFICALLY FOR CDBG-ECONOMIC DEVELOPMENT GRANT
TO HEGLOVICH LLC (DBA FOR BITTER FOR WORSE)**

WHEREAS, the Geneva City Council supports programs and projects that align with the 2016 City of Geneva Comprehensive Plan, and

WHEREAS, the City intends to apply to New York State for funding under the federal Community Development Block Grant Program in 2025; and

WHEREAS, applications include submission on behalf of Heglovich LLC (DBA For Bitter For Worse) for assistance in establishing a facility for the production of nonalcoholic cocktails at the Cornell Agriculture Technology Park (Tech Farm) in the City of Geneva; and

WHEREAS, the City may apply for funding for the following programs and activities: Infrastructure, Community Planning, Microenterprise, Housing, Small Business and Economic Development activities; and

WHEREAS, a public hearing is held as part of the process to solicit public input with respect to potential applications and program activities; and

NOW, THEREFORE, BE IT RESOLVED that the Geneva City Council establishes a public hearing for April 2, 2025 at 7:00 p.m. to hear public feedback on the intent to apply to New York State for funding under the federal Community Development Block Grant Program in 2025 Heglovich LLC (DBA For Bitter For Worse) and additional program activities.