

# AGENDA

## REGULAR COUNCIL MEETING

CITY OF GENEVA, NEW YORK

February 4, 2026

**City Hall  
2<sup>nd</sup> Floor Council Chambers  
47 Castle Street  
Geneva, NY**

**EXECUTIVE SESSION STARTS AT 5:30pm**

**To discuss collective bargaining, and the employment of a particular person or persons.**

**COUNCIL MEETING STARTS AT 7:00PM**

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[YouTube.com/@CityofGenevaNY](https://www.youtube.com/@CityofGenevaNY)

- I. CALL TO ORDER – Mayor, Jim Cecere
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. COUNCIL REPORTS
- V. PUBLIC COMMENT
- VI. PROCLAMATIONS
  - a. Donald McGuigan
  - b. Daniel Champlin
  - c. Charles Pitifer
- VII. SUPERVISOR UPDATE
- VIII. REPORTS
  - a. Mayor's Report
    - i. 2026 Strategic Plan
    - ii. Ad Hoc Finance Committee
    - iii. Launch Downtown & Economic Revitalization Ad Hoc Committee
    - iv. NYCOM Update
  - b. City Manager's Report
- IX. PRESENTATION
  - a. Geneva BID – *Executive Director Schumacher*
  - b. Administrative Cabinet Briefing
    - i. *Clerk Tillotson – p.3*
    - ii. *Director Premyslovsky- p.5*
    - iii. *Director Slywka – p.7*
  - c. 2025 Year in Review & 2026 Year Ahead – *City Manager Hendrix*

d. 2025 Financial Review – *Comptroller Blowers*

X. DISCUSSION

- a. RRFB Crossing Locations – *Director Venuti – p.9*
- b. Loomis Woods Change in Use- *Mayor Cecere*
- c. Sidewalk Ordinance – *Councilor Petropoulos*
- d. Lakefront Benches – *Councilor Lavin – p.13*

XI. CONSIDERATION OF MEETING MINUTES

- a. January 4, 2026 (Regular Council Meeting) – *p.18*
- b. January 14, 2026 (Special Council Meeting) – *p.31*

XII. UNFINISHED BUSINESS

- a. RESOLUTION – Supporting a Sale of Surplus Real Estate, 32 Middle Street - *City Manager Hendrix – p.33*

XIII. NEW BUSINESS

- a. RESOLUTION – Approving the Issuance by the City of Geneva Local Development Corporation of it's \$93,000,000 Revenue Bonds (Hobart and William Smith Colleges Project) Series 2026 – *Comptroller Blowers – p.35*

XIV. BOARD AND COMMISSION APPOINTMENTS

- a. Kyle Olschewske - IDA

XV. ADJOURNMENT



# Clerk's Office Overview

City Clerk Nicole Tillotson – [Ntillotson@cityofgenevany.gov](mailto:Ntillotson@cityofgenevany.gov)

**Department Overview:** The Geneva City Clerk is the Chief Records Officer for the City. The City Clerk is charged with accurately recording and reporting all proceedings of the Geneva City Council, as well as the keeping of vital statistics, including birth, death, and marriage records, as well as regulated activities.

The Clerk's Office is located on the first floor of City Hall and supports efforts to enhance customer service through cross training of staffing to provide customer success to all that come to City Hall. The City Clerk serves as the Customer Service Manager for these agencies, and ensures appropriate staffing levels, as well as the appropriate mix of knowledgeable staff, such that in as many cases as possible, the customer's needs are met on the first trip to City Hall.

**Number of Staff:** There are two full-time staff members in the Clerk's office, the Clerk and Deputy Clerk.

**One thing most people don't know about the Clerk's Office:** Just how far back our vital records go. The Clerk's Office maintains birth, death, and marriage records dating back to 1882. That means we're not just a place for today's licenses and meeting minutes; we maintain a living archive of more than a century of Geneva's history. If you're ever curious about how the city preserves its collective memory, the Clerk's Office is one of the quiet engines making that possible.

**2026 Work Program Goals:** By Q4 2026, the Clerk's office will complete or substantially advance records inventory and digitization projects, formalize training for all boards and commissions, and consolidate 100% of City contracts and insurance documents into the Document Management system.

- **City Charter Updates**  
Continue Charter updates in preparation for a comprehensive review in 2027.
- **Records Management and Inventory Projects**  
Implement records inventory, storage improvements, and grant-funded archival initiatives. Write for and receive grant funding in 2026.
- **Boards and Commissions Training Program**  
Formalize training programs for boards and commissions, including mandated annual training.
- **City Contracts Digitization**  
Centralize and digitize City contracts, insurance policies, and related documents in one software system. The system has been procured and training will begin in February 2026.

Performance Indicator	Measure	2026 Target	Monitoring Date
Records Inventory	Records inventoried and disposed of	Substantial completion	Q4
Board Training	% of Boards compliant w/ training	100%	Annual Review
Contracts Digitized	# of Contracts in DMS	100%	Q4

Annual Metrics	2023	2024	2025
% of Minutes Adopted with no corrections	N/A	N/A	100%
Number of licenses issued	N/A	N/A	Marriage 49 Dogs 310
% of meeting agendas provided at least 5 days prior to meeting	N/A	N/A	100%



# Information Technology Department Overview

Director: Petr Premyslovsky [ppremyslovsky@cityofgenevany.gov](mailto:ppremyslovsky@cityofgenevany.gov)

**Department Overview:** The Information Technology Department provides information infrastructure development and maintenance and user support to all City departments and functions. The Department has operated under a shared services agreement with the City of Canandaigua since 2015, with Department staff providing information services to both Cities.

The Department provides for the effective, efficient operation of all network communications, including data services and Voice Over IP phone service for all City departments. Additionally, the Department manages the City's mobile phone contracts, including mobile data connections for all emergency services vehicles as part of the recent E-911 partnership with Ontario County. The Department supports a LTE wireless network for the downtown security cameras and multiple location of "Public Wi-Fi" access, as well as direct fiber connections between all City facilities.

**Number of Staff:** Beginning in 2026, three staff members will support Information Technology as shared employees with the City of Canandaigua. The City of Geneva has 1.5 full-time equivalents that support IT staffing.

**One thing most people don't know about the IT Department:** 75% of the work is done in the background without end-users' knowledge.

**Work Program Goals:** By December 2026, the IT department will complete scheduled server and infrastructure upgrades, replace or upgrade 20 workstations, conduct phishing tests for 100% of employees, and implement improved document management and cybersecurity systems to reduce technology risk and improve service reliability.

- **Downtown Security Camera Upgrades**

Upgrade and replace City-maintained security camera systems. This is an ongoing project with the City Police Department, working with our vendor all new cameras and the corresponding radio systems will be upgraded by Q3 2026.

- **Server and Infrastructure Modernization**

Complete server upgrades and replace network hardware to improve security and reliability. The server migration begins in Q4 2025 and will continue through Q1 2026.

- **Computer Replacement Program**

Replace approximately 20 PCs annually through in-house deployment and development. This is our annual build and replacement schedule, with 5 computers being built in-house quarterly.

- **Cybersecurity Enhancements**

Conduct phishing tests, replace endpoint protection systems, and monitor network security.

- **Document Management System Implementation**

Collaborate with the Clerk's Office to implement improved document management solutions. The new management system has been procured, and implementation is starting in February 2026.

Performance Indicator	Measure	2026 Target	Monitoring Date
Infrastructure	Servers/network upgrades	Completed	Q4
Device Lifecycle	PCs replaced	20 units	Annual
Cybersecurity	Phishing test participation	100% staff	Annual
Document Mgmt	System implemented	Live	Q3
Infrastructure	Servers/network upgrades	Completed	Q4

Annual Metrics	2023	2024	2025
Number of phishing tests opened by staff	134 email sent/ 25 clicked/ 18.66%	N/A	151 email sent/ 3 clicked/ 1.99%
Number of cameras installed and maintained	14 new/53 Total	8 new/ 2 replacements/61 Total	5 new/ 2 replacements/66 Total
Technology cost per user	148 users/ \$3,436	150/\$3,146	175/\$3,266
PC new/replacement	43	19	6/17



# Human Resource's Department Overview

Director of Human Resources – Jennifer Slywka, [jslywka@cityofgeneva.ny.gov](mailto:jslywka@cityofgeneva.ny.gov)

**Department Overview:** The Human Resources Department is responsible for human resource management; including civil service administration, recruiting and on-boarding new employees, benefits administration, Worker's Compensation, policies and procedures and participating in collective bargaining negotiations. The Human Resource Office maintains a focus on best practices and streamlining human resource processes to help cultivate and maintain an informed, engaged and diverse professional workforce.

**Number of Staff:** There are 1.9 full-time equivalents in the Human Resources Department. The Director of Human Resources, Jennifer Slywka and 90% of Erica Collin's time is dedicated to the Department where she serves as a Human Resources Assistant.

## Principle Responsibilities:

- Coordination and oversight of Civil Service administration;
- Recruit, screen, interview and assist in hiring all staff with varying levels of responsibility & qualifications;
- Administers and coordinates employee benefit programs: NYS Retirement System, health GTCMHIC (medical & RX), dental insurance, eyemed, including retiree health insurance, flexible spending and health reimbursement accounts (HRA/HSA accounts), workers compensation/safety, disability, unemployment insurance, deferred compensation, FMLA, FLSA, Affordable Care Act (ACA), assist with payroll-onboarding, policies & procedures and employee assistance program. Note: benefits consistent with six (6) collective bargaining unit agreements (Command Officers, Police Officers, MEU, FF, DPW Foremen & DPW Laborers) and non-represented management benefits: Note: 2026 MEU negotiations will begin
- Counsels, advises and provides managerial support on all human resource management issues to city manager, department heads, supervisors on a regular basis and bargaining units, as needed.

## One thing most people don't know about the Human Resource Office:

HR team assists with a variety of simple to complex employee matters. HR's value in a workplace has to be unique, with a big picture view from both the organization and employee perspectives; assess everything from employee retention to recruitment strategies to a successful wellness program. Employees are our asset and the foundation of our organization and the reason human resource management is key! We also work very closely with all nine (9) departments and this "team" relationship

is also imperative to City operations. We work collaboratively with the department leaders and also Ontario County Human Resources as our Civil Service Agency.

- Full-time Employees: 125.5;
- Permanent PT: 10
- Seasonal( Rec: 33 Winter) & (DPW:10-15):
- Retirees: mainly health insurance—under 65-44 retirees; over 65—91 retirees; Total: 135

**2026 Work Program Goals:** By Q4 2026 the Human Resources Department will complete workforce forecasting for all departments, digitize 75% of active HR records, and expand professional development opportunities so that at least 75% of employees participate in at least one training or development activity during the year.

- **Succession and Workforce Planning**

Forecast staffing needs and support succession planning to ensure continuity of operations and leadership transitions. This forecast has begun with retirement/transition plans in 2026. A full report will be updated twice in 2026 and continually updated in each subsequent year.

- **Expanded Professional Development**

Enhance training opportunities for employees and supervisory/leadership teams to support organizational effectiveness. Plans are currently underway in coordination with Ontario County to implement a supervisor training program in Summer/Fall of 2026.

- **HR Digitization**

Continue digitization of personnel records and shared files to improve efficiency, security, and interdepartmental access.

Performance Indicator	Measure	2026 Target	Monitoring Date
Succession Planning	Departments with forecasts	100%	Q4
Training Participation	Employees completing training	≥ 75%	Annual
HR Digitization	Active files digitized	75%	Q4

Annual Metrics	2023	2024	2025
Number of Full-Time Positions Budgeted	127.5	125.5	125.5
Number of Full-Time Positions Filled	16	13	7
Number of Onboardings (New/Rehires) *	40	37	57
Retention Rate: Retirement/Resignation total *	34	23	34

\*metrics include seasonal employees as well as full-time employees.



## Geneva City Council Agenda Item Briefing

**To:** Mayor Cecere and the Geneva City Council

**From:** Public Works, Director Venuti

**Meeting Date:** February 4, 2026

**Item Title:** Discussion on Proposed Rectangular Rapid Flashing Beacons (RRFBs)

**Action Required:**

The purpose of this discussion is to provide City Council with an overview of flashing crosswalk signage requested on S Main Street, outline staff recommendations, and if necessary, seek policy direction for Council consideration at the March 4, 2026 meeting. Staff has provided a proposed location map and equipment information that is included in this packet.

**Summary of Action:**

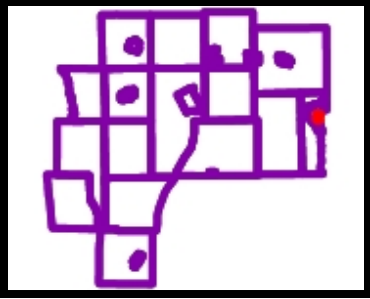
This is for discussion only, as I do not believe a resolution is required. If a resolution is required, one can be brought forward in March

**Financial Impact:**

None for purposes of discussion only.

If we move forward, General Fund \$32,000 to \$36,000 for Labor, Equipment and Materials for 3 crosswalks, Reimbursable with NYSDOT CHIPS Funding.

**Department of Public Works**  
CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456  
(315) 789-3101 – [jvenuti@cityofgenevany.gov](mailto:jvenuti@cityofgenevany.gov)



**Legend**

Tax Parcels

Railroads

Streams

Municipal Boundaries

Finger Lakes Region

Detailed Streets

Interstate

State or US Routes

County Roads

Local Public Roads

Private Roads

Municipal Roads - Seasonal

Northwest Quadrant

Red: Band\_1

Green: Band\_2

Blue: Band\_3

Northeast Quadrant

Red: Band\_1

Green: Band\_2

Blue: Band\_3

Southwest Quadrant

Red: Band\_1

Green: Band\_2

Blue: Band\_3

Southwest Quadrant

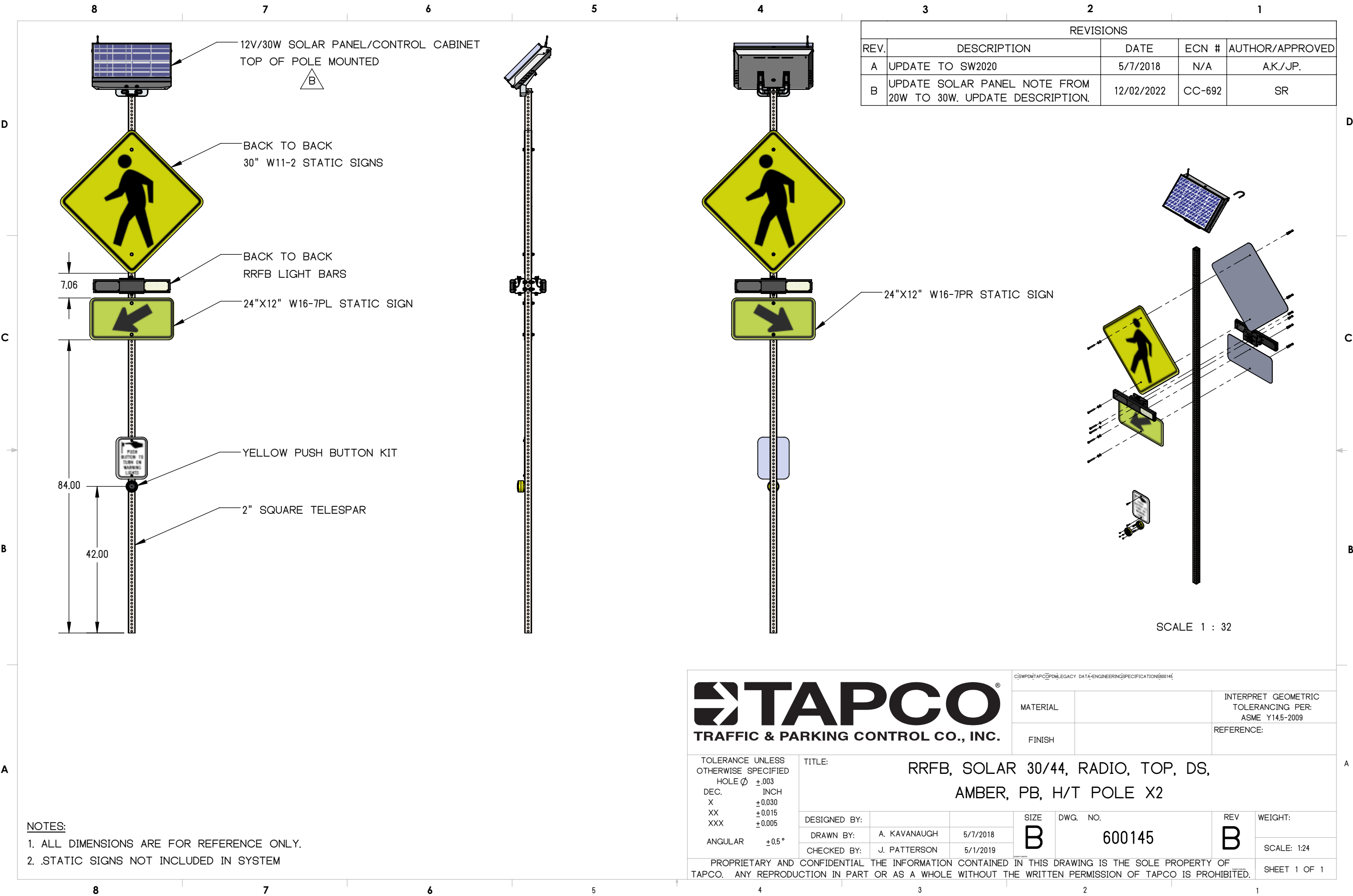
Red: Band\_1

Green: Band\_2

Blue: Band\_3

Map Created: 1/20/2026

**NOTES:**



REVISIONS				
REV.	DESCRIPTION	DATE	ECN #	AUTHOR/APPROVED
A	UPDATE TO SW2020	5/7/2018	N/A	A.K./JP.
B	UPDATE SOLAR PANEL NOTE FROM 20W TO 30W. UPDATE DESCRIPTION.	12/02/2022	CC-692	SR

- NOTES:
1. ALL DIMENSIONS ARE FOR REFERENCE ONLY.
  2. .STATIC SIGNS NOT INCLUDED IN SYSTEM

**TAPCO**  
TRAFFIC & PARKING CONTROL CO., INC.

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TITLE:  
RRFB, SOLAR 30/44, RADIO, TOP, DS,  
AMBER, PB, H/T POLE X2

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DRAWN BY:	A. KAVANAUGH	5/7/2018	B	600145	B
CHECKED BY:	J. PATTERSON	5/1/2019			SCALE: 1:24

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SHEET 1 OF 1

# Pedestrian Crosswalk System: Rectangular Rapid-Flashing Beacon





## Geneva City Council Agenda Item Briefing

**To:** Mayor Cecere and the Geneva City Council

**From:** Councilmember Lavin and Co-Sponsor Councilmember Brennan

**Meeting Date:** February 4, 2025

**Item Title:** DISCUSSION ON PROPOSED MARCH RESOLUTION REGARDING MEMORIAL BENCHES

**Action Required:**

The purpose of this discussion is to provide City Council with an overview of the Memorial Bench Program review completed in 2025, outline staff recommendations regarding lakefront capacity and maintenance planning, and present Councilmember Lavin's and Co-Sponsor Brennan's proposed policy direction for Council consideration at the March 4, 2026 Meeting. A memo from staff on the review of the Memorial Bench Program is also included in this packet.

**Summary of Action:**

This is for discussion only the attached resolution will be brought forth in March.

**Financial Impact:**

None for purposes of discussion only.

**RESOLUTION # xx-2026  
AMENDING THE MEMORIAL BENCH PROGRAM**

**WHEREAS**, the City of Geneva established the Memorial Bench Program in 2008 to allow residents to commemorate loved ones while enhancing public spaces; and

**WHEREAS**, the City conducted a comprehensive review of the program in 2025 to evaluate capacity, condition, and cost; and

**WHEREAS**, the City Council has reviewed staff recommendations and considered proposed program modifications;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Geneva that the City authorizes the approval of at least ten (10) additional memorial bench locations within designated lakefront areas, subject to final site review by staff, and

**BE IT FURTHER RESOLVED**, that the cost for new lakefront memorial benches shall be set at two (2) times the standard bench dedication fee, with the additional revenue dedicated to a memorial bench maintenance fund, and

**BE IT FURTHER RESOLVED**, that new lakefront memorial bench dedications shall be granted for a ten (10) year term which upon expiration of the dedication term, the original sponsor or family shall be granted the right of first renewal, at a renewal cost as determined by staff and approved annually by City Council, and

**BE IT FURTHER RESOLVED**, that staff is directed at this time to update program guidelines, fee schedules, and public communication materials consistent with this Resolution.



## Memorandum on City Memorial Bench Program

### Background

In 2008, the City of Geneva established a Memorial Bench Program that provides residents an opportunity to dedicate benches in memory of loved ones at the lakefront and other designated public spaces. Through this program, interested residents cover the full cost of the bench, plaque, and installation. The City coordinates procurement and installation to ensure consistency with public space design and quality standards.

Since its inception, the program has been well received by the community and has helped enhance the aesthetics and sense of place throughout City parks and public areas.

### Program Review

At the request of City Council, staff completed a review of the Memorial Bench Program in 2025 to assess:

1. Availability of additional bench locations,
2. Current condition and life expectancy of existing benches, and
3. Updated cost for installation and long-term maintenance.

As part of this review, staff revisited past program decisions and current capacity at key sites, including the Lakefront Park area.

### Lakefront Capacity and Program Status

In 2019, the City closed the Lakefront portion of the Memorial Bench Program after determining that the number of benches in that area had reached best-practice capacity for visual balance, public accessibility, and maintenance feasibility. At that time, residents

requesting a lakefront location were invited to select from other available park sites, including:

- Genesee Park, Brook Street Playground, Bicentennial Park, Ridgewood Playground, Washington Playground, Gulvin Park, Neider Park, Jefferson Playground

As of today, there are 34 benches installed at the Lakefront.

## Staff Recommendations

Staff recommend focusing efforts on an evaluation of the current benches to identify needed maintenance, upgrades and potential replacements.

Based on spacing, sightline, and accessibility considerations, staff recommends continuing to limit the total number of lakefront benches to 34. This number ensures that the waterfront remains open and visually cohesive while allowing for adequate long-term maintenance and replacement planning.

## Next Steps – Assessment and Renewal

It is recommended that the next re-opening of the Lakefront portion of the Memorial Bench Program will be tied to a full assessment of the existing benches, particularly those installed in 2009.

At the time of installation, benches were offered on a 15-year dedication period, with the option for families to renew by purchasing a replacement bench at the end of the period. If a dedication is not renewed, the existing location will be made available for a new memorial.

Following completion of this assessment and outreach to original donors, staff will provide an update to Council and the public identifying how many, if any, bench locations may become available.

## Availability at Other Locations

While the lakefront portion remains at capacity, there are currently **24 available bench locations** at Genesee Park (3), Bicentennial Park (4), Brook Street Park (3), Ridgewood Playground (3), Washington Playground (3), Gulvin Park (2), Neider Park (3), Jefferson Playground (3). Residents may continue to participate in the program at these sites.

## Cost and Maintenance Update

As part of this program review, staff updated the cost structure to better reflect current procurement and maintenance realities. The total cost is reviewed annually and will be published on the City's website.

For 2026, the cost for a 15-year bench dedication will be **\$4,575**, which includes:

- \$3,750 for bench, plaque, and installation
- \$110 every 2–3 years for maintenance and refinishing

## Program Transparency and Communication

Program details, current costs, and updates will continue to be maintained on the City's website. Staff will also use City communication channels to notify the public of any changes, including future openings for lakefront locations.

## Summary

The Memorial Bench Program remains an important community initiative that balances opportunities for remembrance with thoughtful management of the City's public spaces. Staff recommends maintaining the current capacity and revisiting the program's availability after the upcoming assessment and donor renewal process.

# THE GENEVA CITY COUNCIL

## JOURNAL OF PROCEEDINGS

### REGULAR COUNCIL MEETING

January 7, 2026 – 7:00 PM  
City Hall – 2<sup>nd</sup> Floor Council Chambers  
47 Castle Street  
Geneva, NY 14456

Presiding – Jim Cecere, Mayor

#### 1. EXECUTIVE SESSION

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

**MOVED THAT Council move to executive session at 6:04pm to discuss collective negotiations, and the proposed sale of real property.**

**MOTION CARRIED UNANIMOUSLY (8-1 absent)**

**ACTION TAKEN by Clr. Gillotte; seconded by Clr. Lavin**

**MOVED THAT council exit executive session at 6:57pm**

**MOTION CARRIED UNANIMOUSLY (8-1 absent)**

#### 2. ROLL CALL

Present: Clr. Brennan, Clr. Kaim, Clr. Petropoulos, Clr. Gillotte, Clr. Lavin, Clr. Gummoe, Clr. Grimaldi

Absent: Clr. Whitfield

#### 3. AMENDMENT TO THE AGENDA

Mayor Cecere amended the agenda to remove the Resolution supporting the Sale of Surplus Real Estate Parcel Located at 32 Middle Street

#### 4. PUBLIC HEARING - Sale of City Owed Property -32 Middle Street

Mayor Cecere opened the public hearing at 7:08pm. With no comment offered at this time, he closed the public hearing at 7:09pm.

#### 5. PUBLIC HEARING - Change in Use for Loomis Woods from City Park and Recreation Area to Sale for Housing

Mayor Cecere opened the public hearing at 7:09pm

Vicky Davis of Carter Road provided the following comment:

First and foremost, I would like to state I am opposed to any change in use of Loomis Park to sale for housing. My reasons for this opposition are as follows: First, the deed to the city states, quote "To be used as a park and playground for the City of Geneva, and to be known as Loomis Park. This gift is made as a memorial to," end quote and it names two Loomis children. The city accepted the deed and it has hence forth been known as Loomis Park. On March 2, 2021 the city passed a resolution which I will now read a part of. Now, therefore, this council under the leadership of Mayor Steve Valentino respectfully wishes to preserve this 15-acre property as open space/parkland

and wishes to reject any attempts to materially modify, rezone, sell or remove the perpetual local deed restriction that the Loomis Family has attached to this property. The resolution passed by 8 to 1. I repeat, the council wishes to reject any attempts to materially modify, rezone, sell or remove the perpetual local deed restriction. I have copies of these documents if anyone should wish to see them. These are 2 legal reasons to oppose any change to Loomis Park. The third eloquently and informatively stated by Jackie Augustine in last night's Finger Lakes Times. Second, this is a much-used park. I have seen many children being led through the many trails in the park. I have seen dog walkers and joggers. I myself find it to be a very relaxing space in the midst of living in a multi school zone. And while I may be wrong, I do not believe there is any place else in the city where one can experience woods. On one trek through these woods, I discovered a fairy house. How magical this must be for a child to find! I spent many of my childhood days in woods such as these. I would have been shocked, amazed and excited to find a fairy house. I have traversed the entire woods, both on and off trails without problems. I say this because I have balance issues and I fully expected I would wind up on the ground at some point, but I did not. Third, I bought my house just over a year and a half ago. I was looking in Geneva and Canandaigua. Overwhelmingly, the deciding factor for me was that these woods had been declared forever wild. My house needed much updating and if I had not been assured in good faith that these woods would be forever wild, I would not have purchased the property and I would be spending my money in Canandaigua, not Geneva. If the usage of this park is changed, I would consider legal remedies. Fourth, when the articles from the Finger Lakes Times were posted on Facebook, the overwhelming opinions expressed were to LEAVE IT ALONE! In conclusion, these are just a few of the many reasons the use of these woods should not be changed. In regards to selling these woods, there are many more reasons against that but my understanding is that this hearing is about changing the usage. Again, I oppose any change to Loomis Park.

Christine Hoffman of North Brook Street shared that she is opposed to the change in use of Loomis Woods. She cited the fact that the space is used for students, and is a rare unspoiled ecosystem in the city limits. She recalled the annual Pumpkin Walk through the woods as well, calling the space priceless parkland that the donors intended to be forever wild. Ms. Hoffman shared that she is forming the Friends of Loomis Woods Committee, and you can contact her at [chrismhoffman12@gmail.com](mailto:chrismhoffman12@gmail.com) to join.

George Fairfax of North Brook Street explained that Loomis Woods is a five-minute walk from his house, and learned about the park while he was a student at the North Street School. He recalls being part of a "gang of young men" riding bicycles, finding the woods to be a fascinating and educational place for young boys to explore. Mr. Fairfax shared that he is against changing the configuration as it stands now. He believes the park can be improved and should be available to the community, especially young children. In closing he stated that this public park land shouldn't be used as a financial resource to save money.

Geoff Hellauer Geiger agreed that Geneva needs affordable housing, but isn't in favor of selling Loomis Woods to a speculative developer, as it was given to the city as permanent park land. He noted that this land has served the community for over 100 years, and is part of the city's culture and heritage. He recalled Aurthur Dove spending time in those woods, that inspired his work. Mr. Hellauer Geiger called the offer of \$1million for this land shocking low and insulting, especially given that the private owner would be counting on a profit with no guarantee that homes would be affordable or serve current city residents. In closing Mr. Hellauer Geiger called on council to vote against any kind of change to Loomis Woods.

Anya Stansell provided the following comment to council:

My name is Anya and I moved to Geneva in 2022. I'd like to speak about Loomis woods. I didn't know about Loomis Woods until this autumn, when there was a Pumpkin Walk through the woods hosted by the North Street School. My husband and I took our one-year-old son through the trails lined with what seemed like hundreds of carved pumpkins. At the time, I thought we were walking through private school property, a one-time event to let visitors come by. I had no idea this was a park owned by the City of Geneva until this talk of selling it came about.

I went again this week. It's a 5-minute walk from my house—we live by the hospital. After reading the public discussion about Loomis woods, I had started imagining Loomis Woods as a small, overgrown thicket that no one

really visited. But when I entered the woods, I saw well-maintained foot bridges over two small creeks. I saw trails clearly lined with large fallen branches, easy to find even in inches of snow. Most importantly, I saw so many footprints, adults and children, and a snowman. This is clearly a well-stewarded forest that our children already know about and use. Now that I know it's public land, I hope to visit Loomis woods often with my son.

Professor McGowan is offering, as one option, a purchase of Loomis woods for \$750,000 and 22 acres of land— but I'm worried that this land won't be accessible by foot for me, or for the many kids who currently use Loomis Woods and can't drive themselves far across the city. There's no equivalent forest nearby. Especially when we think about the ecology— this wood is over 200 years old, and I think it is very valuable to children to understand what these old growth forests look like. We are losing them at alarming speed in favor of land development all across the state, and we can't get them back once they're gone. I also feel uncertain about who will steward that land Professor McGowan is offering. Loomis Woods is already a lovely, safe forest that doesn't need investment to become a worthwhile park. All Loomis Woods needs, in my opinion, is two things: To be listed as a site on Google Maps, so people can find it, and to be listed on the City of Geneva website as one of the city parks. Please don't destroy this woodland in favor of a housing project. Thank you.

Stephaie Hesler, Executive Director of the Boys and Girls Club of Geneva offered the following comment to council: The Boys & Girls Club of Geneva is aware of the ongoing discussions regarding the Loomis Woods property and the change in use proposals currently before City Council. Our organization's mission is to connect and empower all people in our community, especially young people who need us most, so they can reach their full potential.

Last year we were approached with an offer of donated land adjacent to our property. After careful consideration, we declined the offer because it did not align with our operational needs or long-term strategic plans.

As the City evaluates the future of Loomis Woods, we are not taking a position for or against the change in use proposal. We simply encourage a transparent process that considers the full range of community impacts, including youth development, environmental stewardship, and responsible land use. We remain committed to working collaboratively with all partners to ensure that decisions made today support the well-being of Geneva's young people and families in the future.

Sam Cosentino spoke in opposition of changing the use of Loomis Woods. He wondered how much city taxes would be reduced by selling this property. He also recalled residents being affected by flooding nearby from over development, and the Ontario County Soil and Water Conservation District working to find a solution. Mr. Cosentino shared that there was a solution until the proposed buyer of this land pulled out. In closing Mr. Cosentino wondered what the city would have to pay for flooding management of the area.

Kathy Cosentino of Carter Road Extension spoke in opposition of the change in use of Loomis Woods. She shared that she has lived on Carter Road most of her adult life, noting that as other woodlands have been developed, Loomis Woods is the only woodland still remaining. She called it a sad day should the woods be torn down for development, noting that the deed states the land was a gift with restrictions that it be known as Loomis Park, and used for recreation.

Paul Cosentino of Carter Road Extension spoke in opposition of changing the use and sale of Loomis Woods, explaining that he understood the woods to be park land forever by gift. Mr. Cosentino has observed the woods getting use on a nearly daily basis, with no expenses to the city or taxpayers to maintain the park thus far. Mr. Cosentino wondered where the 22 acres of parkland would be added to replace Loomis Woods, and about the DEC wetlands on the site. He also expressed concern around legal and staff fees for change in use and wondered how this would change what tax payers currently pay.

Carol Cosentino, of Carter Road shared that her backyard putts up to Loomis Woods, and is opposed to the proposed change in use. She explained that the land was donated in memory of the Loomis family, and is used by the community daily. Ms. Cosentino called the proposed change in use disturbing, immoral, and illegal under New York State law. She explained that Loomis Woods are used for recreation, and home to wildlife including

endangered owls. She reminded council that the land was donated to children, families, and future generations, and the city was trusted to honor those commitments. In closing Ms. Cosentino called Loomis Woods a public asset.

Martin Goffinet of County Road 6, introduced himself as a retired botanist, who has served on the Shade Tree Committee and Arboretum Association. He shared his thoughts on the value of Loomis Woods, which may appear to be neglected and out of the way, explaining that is exactly what users enjoy about this park, as it promotes contemplation, at time away from the hustle and bustle.

Corrine Connolley, a fifth-grade teacher and outdoor school summer teacher shared how students learn in Loomis Woods, including learning to identify trees by their bark. Ms. Connolley also explained that there are several ways to maintain the woods, if needed including with help from HWS, Boy Scouts and Girl Scouts.

Henry Augustine, of Washington Street wondered if the opportunities Loomis Woods bring have been explored, calling this a crossroads, where we need to be careful. He sees this as an opportunity for the city to make a stand about what makes Geneva special, uniquely urban, and any motion to use Loomis Woods for anything besides parkland is not part of that vision. He called for preservation of this land for the public good.

Alexander Kelley provided the following comments for the record:

The previous mayor's resolution in 2021 on this matter expressing his 5 wishes holds no legal weight here and is something straight out of an "I Dream of Jeanie" episode.

Joey Citizen has been following this very closely since 2021 and did his homework. The previous mayor tried to get Geneva to buy something with his non-kosher paperwork tactics and creative language.

A poorly executed and uneducated decision 5 years ago is negatively impacting our entire community today.

A city's expression of a wish to keep land as open space is policy preference, not law.

By saying "wish", the City avoids:

- Creating a legally enforceable trust;
- Locking itself in permanently;
- Judicial scrutiny for ultra vires dedication.

It:

Does not create a public trust;

Does not impose a legal restriction;

Does not bind future councils;

Does not substitute for legislative alienation approval.

In property and trust law, courts draw a bright line between:

- Mandatory language → "shall," "must," "upon condition that," "so long as," "in trust for"
- Precatory language → "wish," "hope," "desire," "request," "it is my intention"

A donor's wish:

Does not create a restriction;

Does not limit the estate;

Does not create a trust;

Does not bind successors.

Courts view this as aspirational, not operative.

People in the comments and the latest columnists article argue that legislative approval is required because the Property is subject to the public trust doctrine. That argument fails.

Legislative approval applies only where land is validly dedicated and accepted as parkland. Here, the Property was never dedicated or accepted, and a five-year-old City resolution merely expressing a wish cannot retroactively create a trust.

Notably, the City took NO action for 111 years and only adopted the resolution after a developer expressed interest in purchasing the land for housing, showing the City's action was reactive, not reflective of any longstanding municipal intent.

The Property remains ordinary municipal land, freely alienable WITHOUT LEGISLATIVE APPROVAL!

Point 1.

This land was NEVER validly dedicated or accepted as parkland:

Public trust status requires clear donor intent and timely municipal acceptance (*Glick v. Harvey*, 25 N.Y.3d 1175 [2015]; *Avella v. City of New York*, 29 N.Y.3d 425 [2017]).

The deed conveyed fee simple title with no trust language, condition, or reverter. The donor's (Loomis') expression that the land should remain open space was precatory, a wish, and legally unenforceable.

For 111 years, the City neither maintained, managed, nor opened the land to the public. Acceptance cannot be implied after more than a century of inaction.

Point 2.

Legislative approval is NOT REQUIRED and the walking / pumpkin rolling trail does not at all establish parkland status:

Legislative approval is required ONLY if municipal land is subject to the public trust (*Friends of Van Cortlandt Park v. City of New York*, 95 N.Y.2d 623 [2001]; *Avella v. City of New York*, 29 N.Y.3d 425 [2017]). The Property here was never dedicated or accepted.

Commenters point to a walking trail as evidence of public access. This is legally insufficient. Mere existence of a trail does not demonstrate municipal acceptance or create a public trust (*Glick v. Harvey*, 25 N.Y.3d 1175 [2015]; *Williams v. Gallatin*, 229 N.Y. 248 [1920]).

Courts require clear intent, affirmative acceptance, and active stewardship, none of which occurred here over the preceding 111 years. At most, a trail shows incidental access, which cannot retroactively convert decades of municipal neglect into legally dedicated parkland.

The trail does not convert 111 years of neglected land into parkland; the City only acted when development interest arose. Courts require clear intent and active municipal acceptance to trigger the public trust.

Point 3.

The city's resolution language in 2021 is precatory, mere wishes of Loomis and the ex mayor and NOT BINDING:

The City's five-year-old resolution states only that it 'wishes' to preserve the land. Aspirational language cannot create a public trust or retroactively trigger legislative approval (*Avella v. City of New York*, 131 A.D.3d 77, *aff'd* 29 N.Y.3d 425). The City cannot cure 111 years of non-acceptance with a last-minute resolution.

Point 4.

Retroactive trust creation is impermissible:

A municipality CANNOT retroactively impose a public trust to block development (*Avella v. City of New York*, 131 A.D.3d 77 [1st Dept 2015], *aff'd* 29 N.Y.3d 425 [2017]).

The City sat on the Property for 111 years without improvement, public use, or designation. The late resolution cannot manufacture legislative approval obligations.

Accepting such a theory would allow municipalities to freeze land indefinitely, contrary to settled law (*Friends of Van Cortlandt Park v. City of New York*, 95 N.Y.2d 623 [2001]; *Brooklyn Park Commrs. v. Armstrong*, 45 N.Y. 234).

The issue now is whether legislative approval is required to sell or redevelop this Property. Legislative approval is necessary only if the land is legally held as parkland under the public trust doctrine. Here, it is clearly not.

The Property was never legally dedicated, never accepted, and the trail and resolution cannot change that.

Legislative approval is therefore unnecessary, and the Property may be sold or redeveloped without further legislative action.

This needs to go through the motions and a court needs to issue a permanent injunction preventing the City from blocking, delaying, or otherwise interfering with the sale or redevelopment of the Property based on the resolution.

WE NEED NEW HOUSES IN GENEVA IMMEDIATELY.

## 6. COUNCIL UPDATES

Councilor Brennan shared that the Zoning Board of Appeals didn't meet last month, and are exploring different training opportunities. The Shade Tree Committee continues to be active, and Tom Burrall donated \$875 from firewood sales last month. The Historic Districts Commission didn't meet.

Councilor Gillotte shared BID updates to include the introduction of Winterfest. Downtown and beyond will be transformed into a vibrant winter destination February 6-22, this two-week period will include Geneva Restaurant Week and a full city-wide calendar of events. Look for winter animal ice sculptures downtown and a Winter Carnival on Linden Street February 21<sup>st</sup> featuring music, food, animals, and family-friendly fun. The list of events is available on the Geneva BID website [genevadowntown.com](http://genevadowntown.com). Reach out to the BID for more info on how your business or non-profit can participate. After 17 years in their current location, the Geneva BID will be moving to their new home at 513 Exchange St. They will be fully moved in and ready for business by February 1<sup>st</sup>, stop in and say hello! The Police Budget Advisory Board will meet next week. Residents in Ward 4 can be added to an email list to be kept updated with factual information, to help combat the social media misinformation, reach out to Councilor Gillotte to sign up.

Councilor Grimaldi shared that the December Geneva Housing Authority meeting was a wrap up meeting. Water letters are getting straightened out, and the city is looking for lead pipes.

Councilor Lavin shared that the IDA didn't have a quorum in December, so they just had some discussion. Councilor Lavin explained that he will bring things up that need to be discussed about the way the IDA works. He has questions about how PILOT money is spent among other things.

## 7. PUBLIC COMMENT

Phillip Fleming, of Exchange Street, shared that the Geneva Human Rights Commission was founded in 1964 as part of a broader civil rights movement. The last time this group met was in 2022. Dr. Fleming believes that it is vital that the Geneva Human Rights Commission return given the state of affairs in the country. He suggested that the commission can advise the mayor and council on housing, education, human rights, and civil rights, noting a lot of room for collaboration.

Charles King, of Ward 2 shared the following comments with council:

Hi, I'm Charles King. I've lived in Ward 2 for 24 years. I'm a book editor and graphic designer. My wife is a mathematics professor at HWS.

We've raised three kids in Geneva. We also brought my in-laws up (this is my father-in-law here). I'm a member of the egg co-op, and am active in local theater and music. I was active in Geneva government from 2015 to 2023, serving on two city boards and an ad hoc committee. I have attended about a hundred city council meetings, and dozens of board meetings. Aside from my brief appearance in November, I haven't appeared before Council in a couple of years, so you are all fresh faces to me.

I'm going to talk about staggered terms and appointing people to powerful boards.

If you read my letter to the editor a couple of years ago, you know that I'm not a fan of Geneva's staggered terms; we had 247 fewer ballots this year than two years ago, that's down by more than 10%. Election fatigue and constant campaigning are forms of voter suppression.

Elections are expensive in terms of both political capital and real money. 3 out of 5 races this fall weren't contested. If you care about free and fair elections, you will seek to fix this in some way, either by repealing staggered terms or by moving to a different, fairer system.

You have about 3-4 months to address this if it will be solved by 2027.

Staggered terms was supposed to create stability but here we are two years later: 100% City Council turnover, more uncontested elections than contested, city clerk turnover (twice), city attorney turnover, chief of police turnover (twice), etc. Every even-numbered year is going to involve getting up to speed with new elected personnel and every odd numbered year is going to be a political campaign. That's not stability.

For board appointments, there are about two dozen volunteer board positions with significant policymaking power: the IDA, LDC, Planning Board, ZBA, and Board of Ethical Review. You have one for ZBA tonight.

Advisory-type boards and policy-making boards should probably be two different items on your agenda. You should not appoint or re-appoint any members to those five powerful boards without personally interviewing them and

reviewing their past involvement. Abstain if you haven't interviewed, or, ideally, table this appointment and all of you take a chance to interview this gentleman. Boards have been anti-transparency, untrained (I do appreciate Mr. Brennan's recent efforts at training), and concessionary in the past ten years, and if you simply appoint and reappoint members without individual review, you will be actively endorsing the past government's failed policies and you will not be representing a new direction for the city. With NY's ethical ex parte standards, Public Officers Law and your own Code of Ethics Tenet 15, interviews are the only time you'll be able to ethically talk to these people directly about policy before they go into quasi-judicial positions for the next three years; don't give up your only opportunity to share your vision for the city and interpretation of the charter with the people who will implement it.

You should each be responsible for recruiting one person per year to serve on one of these powerful volunteer boards; that would solve the City of Geneva government's (largely self-created) volunteer shortage.

When you vote someone onto one of those 5 boards, you should be required to state for the record whether you've interviewed them and reviewed their credentials. This is 8 key interviews per year that you should not be rubber stamping.

It takes three years to turn over boards, but with elected government changing every two years now, each Council will not have a chance to deliberately change the character of the infrastructure. Boards often ignore attendance rules, don't do state mandated trainings, don't hold annual meetings, don't elect officers, sometimes ignore the charter, are pro-lakefront development, use trickle down economic philosophy, ignore environmental issues, ignore election integrity issues, ignore finance issues, and ignore social issues. Sadly, it's: Develop at any cost:

Protect the status quo: Beggars can't be choosers. If those aren't your philosophies, you should be appointing different people or differently prepared people to boards. Please take board appointments seriously.

Rafel Diaz-Diaz expressed concerns of downtown business owners related to landscaping outside of businesses, specifically rocks that are not affixed to the ground that cause tripping hazards to customers and can be used to damage property or people. Recently someone picked up a rock and threw it at a patron outside of Esther Son's Kitchen. As damage could happen at any time, Mr. Diaz-Diaz is requesting that the city remove the rocks or affix them to the ground. He also shared that windows have been broken with them, and suggests something different to avoid danger.

Jackie Augustine of Washington Street offered congratulations to new and re-elected councilmembers. She shared some technical concerns with two resolutions on the agenda, explaining that she was happy to see the city weigh in on the NYCOM proposal on Bail Reform. She shared that both the Code of Ethics and Rules of Procedure were drafted many years ago by Councilor DeCastanzo and herself. She complimented the affirmation and signature statement, and shared that the initial Code of Ethics included a proposal about the actual composition of the Board of Ethical Review to include an attorney, one member of clergy, and one member with ethics training or human resources background, to make sure the board is professionally administered. She suggested restoring these requirements to restore some order and professionalism to the idea of the Board of Ethical Review. Related to transparency and improvements to the Rules of Procedure, she raised concerns about the addition of items C and D, Placement of items on the Agenda and Exceptions for Administrative or Emergency matters. She raised concerns that during the 30-day review period a lot of administrative work, and questions councilors might have would be conducted in that 30-day period, and outside of the public eye. She explained that presenting a resolution and getting a second on the floor achieves the same objective. She also raised concerns about exceptions that can be certified by the City Manager if the Mayor concurs, putting the City Manager in a role of having to affirm a council resolution to move it to the agenda if the Mayor concurs gives the mayor a pocket veto that isn't in the charter, giving Ms. Augustine some pause about transparency and accountability.

## 8. PROCLAMATIONS

A. Martin Luther King, Jr. Day

## 9. CONSIDERATION OF MEETING MINUTES

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

**MOVED THAT the minutes of the December 3, December 16, December 17 and December 23, 2025 Council Meetings be approved**

**MOTION CARRIED UNANIMOUSLY (8-1 absent)**

**10. MAYOR'S REPORT**

Mayor Cecere shared details about an initial plan to create a strategic approach to what council is doing. Council will be holding a Strategic Planning session on January 14. Mayor Cecere also shared that he will form an ad hoc committee on Finance. He also provided a brief overview of resolutions to come on the agenda.

**11. CITY MANAGER'S REPORT**

City Manager Hendrix reviewed two unrelated mailing issues, with some property tax bills including incorrect penalty calculations, corrected bills will be going out soon to all affected property owners; there was a printing error on water service line letters, no action is required at this time unless the listed address is the property you own. Corrected letters will be mailed in the near future. Staff have reviewed both issues, one internal, and one with a vendor, and have come up with ways to reduce this risk in the future. The city has received notice that the County Infrastructure Grant that was awarded last year for the ATAD expansion will still be coming to the city despite the change in some housing projects that were tied into the funding. The city received a grant award for a Daylighting Castle Creek feasibility study. A second award is for the Geneva Smart Growth Comprehensive Plan, a 24-month project. The final seasonal debris pickup is now underway for Christmas trees. Pickup will resume in the spring. In the meantime, yard debris can still be dropped off at the Resource Recovery Park on Doran Ave. between 8:30 – 4:30 on Thursdays and Saturdays. City Manager Hendrix shared that there has been targeted enforcement of truck routes in the city, and provided education to truckers.

**12. ORDINANCE – Second Reading of an Ordinance Amending Chapter 335 “Vehicles & Traffic” Municipal Code, Lower Washington Street**

Chief Eveland presented the following Ordinance for a second reading:

**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 No special parking restrictions for the south side of Lower Washington Street between the intersection of Park Place and Pulteney Streets in the City except for “No parking from the west curb line of Park Place to a point 60 feet westerly”, and

**WHEREAS**, the City Director of Public Works has determined that the northern boundaries of properties at 101 Washington Street though 117-119 Washington Street are the South Street Line of Washington Street, and

**WHEREAS**, the City Director of Public Works has determined that the sidewalks and “parking” areas adjoining the northern boundaries of the properties at 101 Washington Street though 117-119 Washington Street are within the bounds of Washington Street, and

**WHEREAS**, the City Director of Public Works has determined that the sidewalks and “parking” areas adjoining the northern boundaries of the properties at 101 Washington Street though 117-119 Washington Street are located on property belonging to the City, and

**WHEREAS**, the City Director of Public Works recommends a two-hour parking limit be enacted for the South Side of Washington Street from 101 Washington Street though 117-119 Washington Street, effectively named as the Washington Street Parking Lot, two hour parking only, effective Monday through Friday 8:00 a.m. to 5:00 p.m., and

**WHEREAS**, the current section of 335-24, entitled “Parking time limits in public parking lots” prescribes time limits for specified public parking lots, and

**NOW THEREFORE IT IS ORDAINED**, as follows

Section 335-24 of the Geneva City Code, entitled "Parking time limits in public parking lots." be and the same is hereby amended to include the following:

Washington Street Parking Lot: The parking of vehicles is hereby prohibited between the hours of 2:00 a.m. to 6:00 a.m. on Tuesday, Thursday, and Saturday from December 1 – April 1

The parking of vehicles is hereby prohibited to a period of no more than two hours, from 8:00 a.m. to 5:00 p.m., except on Saturdays and Sundays, as follows: Washington Street Parking Lot

**ACTION TAKEN by Clr. Grimaldi; seconded by Clr. Petropoulos**

**MOVED THAT the second reading of this ordinance be approved**

**MOTION CARRIED UNANIMOUSLY (8-1 absent)**

13. RESOLUTION – Establishing Regular City Council Meeting Nights

City Manager Hendrix presented the following Resolution:

**WHEREAS**, the Geneva City Charter provides that the City Council shall, at its organizational meeting, designate its official regular council meeting time, and

**WHEREAS**, in the past, City Council has met on the first Wednesday evening of each month as its official regular meeting night, and

**WHEREAS**, this Council is desirous to continue to conduct their regular meetings on the first Wednesday of every month beginning in February of 2026.

**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Geneva, New York, that the official Council meeting for the conducting of its regular business for the City of Geneva shall be the first Wednesday of each month commencing at 7:00 PM beginning in February of 2026.

**ACTION TAKEN by Clr. Grimaldi; seconded by Clr. Lavin**

**MOVED THAT this resolution be approved**

**MOTION CARRIED UNANIMOUSLY (8-1 absent)**

14. RESOLUTION – Designating Official Newspaper of Record

City Manager Hendrix presented the following Resolution:

**WHEREAS**, the Geneva City Charter provides that the City Council shall designate an official newspaper for the publishing of public notices, and other official notifications for the City of Geneva, and

**WHEREAS**, The Finger Lakes Times has previously been designated as the official newspaper for the City for such purposes.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Geneva, New York, that The Finger Lakes Times be and the same hereby is designated as the official newspaper for the City of Geneva.

**RESOLVED** this 7<sup>th</sup> day of January 2026

**ACTION TAKEN by Clr. Lavin; seconded by Clr. Gillotte**

**MOVED THAT this resolution be approved**

**MOTION CARRIED UNANIMOUSLY (8-1 absent)**

15. RESOLUTION – Designating Official Depositories for the City

City Manager Hendrix presented the following resolution:

**WHEREAS**, the Geneva City Charter provides that the City Council shall designate official depositories for the City of Geneva at its first organizational meeting, and  
**WHEREAS**, it benefits the City to have many institutions competing for deposit services; and  
**WHEREAS**, New York State has rigid requirements for banks wishing to hold municipal deposits.  
**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Geneva, New York, that any bank with a branch office within the City limits, which is authorized to hold municipal deposits by the State of New York, is designated as an official depository for funds of the City of Geneva.

**ACTION TAKEN by Clr. Lavin; seconded by Clr. Gillotte**  
**MOVED THAT this resolution be approved**  
**MOTION CARRIED UNANIMOUSLY (8-1 absent)**

16. RESOLUTION – Amending the Rules of Procedure

Mayor Cecere presented the following resolution:

**WHEREAS**, the Geneva City Council has adopted Rules of Procedure to govern the orderly and transparent conduct of its meetings and legislative actions; and  
**WHEREAS**, the Council desires to establish clear standards for the introduction, review, and agenda placement of resolutions in order to promote thoughtful deliberation, adequate staff review, and collaboration among Council members; and  
**WHEREAS**, the proposed amendment sets forth requirements for sponsorship, co-sponsorship, and a defined review period, while preserving flexibility for administrative and emergency matters; now therefore, be it  
**RESOLVED**, that the Rules of Procedure of the Geneva City Council are hereby amended to add a new section #9 titled: INTRODUCTION AND SPONSORSHIP OF RESOLUTIONS which outlines the governing the introduction and sponsorship of resolutions, including requirements for councilmembers to have a Primary Sponsor, at least one Co-Sponsor, written submission, and a thirty (30) day review period prior to placement on the agenda of a Regular Meeting as detailed in the attached; and  
**RESOLVED**, that the amendment shall further provide for limited exceptions for administrative or emergency matters upon written certification by the City Manager and concurrence of the Mayor; and  
**RESOLVED**, that the City Clerk is hereby directed to administer and enforce this rule consistent with its terms, and to incorporate the amendment into the official Rules of Procedure of the Geneva City Council; and  
**RESOLVED**, that this amendment shall take effect immediately upon adoption.

Councilor Lavin shared that he sees the spirit as right here, but raised concerns that he is watching a process that is backwards. Instead of getting issues out on the table, there is a labyrinth to get through. He believes that if a councilor gets a motion and second, that should be enough, and research by administrators shouldn't be required for councilmembers to bring items to the table, but he will vote for the resolution. Councilor Gillotte called this a working document that changes can still be made to, explaining that sometimes council hasn't had enough knowledge, and this gives council time to do homework before voting. Councilor Grimaldi shared that he agrees with Councilor Lavin, and that council needs the ability to make resolutions at a meeting. Mayor Cecere clarified that this allows council to be more focused, and come to better conclusions.

**ACTION TAKEN by Clr; Kaim, seconded by Clr. Petropoulos**

**MOVED THAT this resolution be approved**

**ROLL CALL VOTE:**  
**Aye -** Clr. Brennan, Clr. Kaim, Clr. Petropoulos, Clr. Gillotte, Clr. Lavin, Clr. Gummo, Mayor Cecere  
**Nay -** Clr. Grimaldi

**MOTION CARRIED (7-1-1 absent)**

17. RESOLUTION – Urging the Amendment of State Laws to Grant Judges Clear Authority to Consider Public Safety in Pretrial Release Decisions

Mayor Cecere presented the following resolution:

**WHEREAS**, the City of Geneva is committed to ensuring the safety, well-being, and quality of life of all residents, businesses, and visitors; and

**WHEREAS**, the State of New York's current bail statutes, as amended since 2019, limit judicial authority by prohibiting judges from explicitly considering public safety or dangerousness when determining whether to set bail or remand a defendant pretrial; and

**WHEREAS**, New York State remains one of the only states in the nation where judges cannot detain an individual pretrial based on demonstrated public-safety risk, resulting in an appearance-based system that restricts the ability of courts to address violent or high-risk repeat offenders appropriately; and

**WHEREAS**, in the City of Geneva there have been multiple incidents in which individuals arrested for serious, violent, or escalating offenses were released immediately due to the constraints of current bail law and subsequently continued dangerous behavior that posed clear risks to victims, neighbors, businesses, bystanders, and responding officers; and

**WHEREAS**, such incidents have included recurring domestic violence offenses, repeated incidents involving weapons or threats of violence, persistent harassment and intimidation of residents, and other escalating situations in which the justice system lacked clear statutory authority to detain the individuals involved for the safety of the community; and

**WHEREAS**, these patterns have placed significant burdens on the Geneva Police Department, requiring officers to respond multiple times to the same individuals within short periods, increasing strain on public-safety resources and exposing officers and the public to preventable harm; and

**WHEREAS**, the New York State Conference of Mayors (NYCOM), numerous local governments, and a bipartisan group of State Legislators, including Senator Pam Helming, have urged reconsideration of current bail statutes to incorporate public safety as a factor in pretrial release decisions; and

**WHEREAS**, Governor Kathy Hochul has signaled openness to further refinements of New York's bail laws to improve judicial discretion and enhance community safety; and

**WHEREAS**, granting judges clear authority to evaluate public-safety risks in appropriate cases—particularly those involving violence, weapons, repeat offenses, or escalating threatening behavior—would align New York with national practices and strengthen community trust in the justice system; and

**WHEREAS**, the City of Geneva recognizes the importance of maintaining fairness and equity in pretrial procedures and affirms that no individual should be detained solely due to economic status; now therefore, be it

**RESOLVED**, that the City Council of the City of Geneva, New York, hereby urges the Governor of the State of New York and the New York State Legislature to amend the State's bail laws to grant judges explicit statutory authority to consider public safety and dangerousness when making pretrial release and bail determinations; and further

**RESOLVED**, that such amendments should provide courts with clear, transparent criteria and appropriate judicial discretion in evaluating public-safety risk, ensure that individuals who pose clear and demonstrable threats to victims or the community may be detained pretrial regardless of financial resources, and maintain a commitment to fairness by basing detention decisions on risk rather than wealth; and further

**RESOLVED**, that copies of this resolution be forwarded to the Governor of the State of New York, members of the New York State Legislature representing the region, the New York State Conference of Mayors, Ontario County officials, local judicial and law enforcement leadership, and other relevant state and regional stakeholders; and further

**RESOLVED**, that the City of Geneva stands ready to collaborate with state policymakers, public-safety officials, and community partners to advance reforms that make the City of Geneva and New York State safer, fairer, and more just.

**ACTION TAKEN by Clr. Grimaldi; seconded by Clr. Lavin**

**MOVED THAT this resolution be approved**

**MOTION CARRIED UNANIMOUSLY (8-1 absent)**

18. RESOLUTION – Affirming the City of Geneva Code of Ethics and Establishing the City Council Commitment to the Highest Standards of Professional Conduct

Mayor Cecere presented the following resolution:

**WHEREAS**, the City of Geneva has established, pursuant to Chapter 26 of the City Code and in accordance with New York General Municipal Law §806, a Code of Ethics that defines the standards of ethical behavior expected of all City officers and employees; and

**WHEREAS**, the Code of Ethics affirms that ethical governance is essential to maintaining public confidence, ensuring transparency, and promoting accountability across all levels of City government; and

**WHEREAS**, the Mayor and Members of the City Council serve as the highest elected officials in the City of Geneva, and as such are entrusted with stewarding the public's resources, making policy decisions that affect all residents, and setting the tone for integrity and professionalism within City Hall; and

**WHEREAS**, this City Council recognizes that adherence to the Code of Ethics is not merely a compliance requirement, but a foundational principle necessary for responsible governance, effective collaboration, and the advancement of a well-functioning City government; and

**WHEREAS**, the Council desires to formally affirm its commitment to the existing Code of Ethics and to adopt additional expectations for professional conduct that reflect the values, responsibilities, and fiduciary duties associated with elected office;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Geneva hereby reaffirms full support for, and adherence to, the City of Geneva Code of Ethics, as set forth in Chapter 26 of the City Code; and

**BE IT FURTHER RESOLVED**, that all Council Members shall complete all required disclosures, including Statements of Economic Interest, and shall conduct themselves at all times in compliance with the letter and spirit of the Code of Ethics, New York State law, and all other applicable legal obligations; and

**BE IT FURTHER RESOLVED**, that the City Council hereby establishes and affirms the following principles of Professional Conduct to guide its work throughout its term:

1. Commitment to the Public Trust

Council Members shall act in the best interest of the City of Geneva and its residents, placing public service above personal, political, or financial gain.

2. Respectful and Civil Engagement

Council Members shall maintain a professional, courteous, and respectful environment in all public meetings, Council communications, and interactions with residents, City staff, and fellow elected officials.

3. Transparency and Accountability

Council Members shall conduct City business openly, honestly, and with a commitment to full and fair disclosure, recusal where appropriate, and timely reporting as required by law and policy.

4. Responsible Stewardship of City Resources

Council Members shall use City property, funds, time, and staff support solely for official purposes and in accordance with established policies.

5. Collaboration and Effective Governance

Council Members shall work cooperatively with one another, the Mayor, and the City Manager and City staff to ensure a functional, professional, and productive government focused on outcomes for the community.

6. Upholding Confidentiality and Legal Obligations

Council Members shall safeguard confidential information received in the course of their duties and comply with all laws governing public records, meetings, personnel matters, and ethics.

**BE IT FURTHER RESOLVED**, that the City Council directs that this resolution be included in the Council's Organizational Meeting materials and distributed to all newly elected and appointed officials as an affirmation of the Council's commitment to ethical and professional governance; and

**BE IT FURTHER RESOLVED**, that the City Council shall review these standards annually, as required by §26-7 of the Code of Ethics, and consider updates as needed to uphold the highest expectations of public conduct.

**ACTION TAKEN by Clr. Gillotte; seconded by Clr. Petropoulos**  
**MOVED THAT this resolution be approved**  
**MOTION CARRIED UNANIMOUSLY (8-1 absent)**

19. FINANCE AD HOC COMMITTEE ESTABLISHMENT

Mayor Cecere introduced the creation of a Finance Ad Hoc Committee to support the Comptroller, City Manager, and City Council. He explained that the committee will evaluate cash and debt, create financial governance metrics and strengthen the annual budget process. The committee members will be Charles Bauder, Gary Baxter, Cyril Smith, Kiam Wong, Councilor Lavin, and Councilor Grimaldi.

20. DEPUTY MAYOR APPOINTMENT

Mayor Cecere appointed Councilor Gillotte Deputy Mayor of the City of Geneva

21. COUNCIL AND LIAISON ASSIGNMENTS

Mayor Cecere made the following City Council Liaison Assignments to Boards and Commissions:

Business Improvement District	Councilor Gillotte
Geneva Housing Authority	Councilor Grimaldi
Geneva Green Committee	Councilor Gummo
Historic Districts Commission	Councilor Brennan
Human Rights Commission	Councilor Whitfield
Industrial Development Agency	Councilor Lavin
Local Development Corporation	Councilor Petropoulos
Planning Board	Councilor Gummo
Police Budget Advisory Board	Councilor Gillotte
Recreation Advisory Board	Councilor Kaim
Shade Tree Committee	Councilor Brennan
Zoning Board of Appeals	Councilor Brennan
MAP/BEST Grant	Councilor Lavin

22. BOARD AND COMMISSION APPOINTMENTS

**ACTION TAKEN by Clr. Gillotte; seconded by Clr. Petropoulos**  
**MOVED THAT Lowell Dewey be reappointed to the Recreation Advisory Board, Jim Norwalk be reappointed to the Shade Tree Committee, James Cardinale be appointed to the Zoning Board of Appeals, and that Michael John be appointed Fire Commissioner for the Nester Hose Company.**  
**MOTION CARRIED UNANIMOUSLY (8-1 absent)**

23. ADJOURNMENT

**ACTION TAKEN by Clr. Petropoulos; seconded by Clr. Kaim**  
**MOVED THAT the meeting be adjourned at 8:45pm**  
**MOTION CARRIED UNANIMOUSLY (8-1 absent)**

*Nicole Tillotson*  
City Clerk

# THE GENEVA CITY COUNCIL

## JOURNAL OF PROCEEDINGS

### SPECIAL COUNCIL MEETING

January 14, 2026 – 7:00 PM  
City Hall – 2<sup>nd</sup> Floor Conference Room  
47 Castle Street  
Geneva, NY 14456

Presiding – Jim Cecere, Mayor

#### 1. ROLL CALL

Present: Clr. Brennan, Clr. Kaim, Clr. Petropoulos, Clr. Gillotte, Clr. Lavin, Clr. Gummoe, Clr. Grimaldi

Absent: Clr. Whitfield

#### 2. REFERRAL TO THE BOARD OF ETHICS

Mayor Cecere advised Council that he removed Councilor Whitfield from all liaison assignments, effective January 13, 2026. The mayor recommended formal review of the matter by the City's Board of Ethics. Discussion followed.

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

**MOVED THAT Councilor Whitfield be formally reviewed by the City of Geneva Board of Ethics**

**ROLL CALL VOTE:** Aye - Clr. Brennan, Clr. Kaim, Clr. Petropoulos, Clr. Gillotte, Clr. Lavin, Clr. Gummoe, Mayor Cecere

Nay - Clr. Grimaldi

**MOTION CARRIED (7-1-1 absent)**

#### 3. STRATEGY SESSION

Led by Mayor Cecere, Council reviewed each other's input summaries and strategic perspectives. They then identified cross council strategic themes, prioritized strategic areas and drafted a monthly governance framework for 2026.

**ACTION TAKEN by Clr. Kaim; seconded by Clr. Lavin**

**MOVED THAT council recess for a short break at 7:28pm**

**MOTION CARRIED UNANIMOUSLY (8-1 absent)**

**ACTION TAKEN by Clr. Gummoe; seconded by Clr. Petropoulos**

**MOVED THAT council reconvene at 7:39pm**

**MOTION CARRIED UNANIMOUSLY (8-1 absent)**

#### 4. ADJOURNMENT

**ACTION TAKEN by Clr. Gillotte; seconded by Clr. Petropoulos**

**MOVED THAT the meeting be adjourned at 8:38pm**

**MOTION CARRIED UNANIMOUSLY (8-1 absent)**

Nicole Tillotson  
City Clerk

DRAFT



**GENEVA CITY COUNCIL  
AGENDA ITEM BRIEFING**

**To:** The Members of the Geneva City Council

**From:** Amie Hendrix, City Manager

**Meeting Date:** February 4, 2026

**Item Title:** Resolution Supporting a Sale of Surplus Real Estate Parcel located at 32 Middle Street

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**Action Required:**

Approval of this resolution authorizes the City Attorney and City Manager to execute a sales agreement

**Background:**

Through the foreclosure process the City of Geneva has acquired the site located at 32 Middle Street in Geneva. The site has been identified as surplus property, not needed for municipal use. A public hearing on this property transaction has been noticed and held on January 7. The Staff Property Acquisition and Disposition team reviewed a request to purchase this property received on September 5, 2025 and recommends that City Council accepts the sale at a price of \$1,000 with the intention by the purchaser to demolish the existing single-family residence. The economic impact of the proposal is based on the redevelopment of the Wadsworth and Middle street corridor as the intended purchaser develops 36 Middle Street into a 9-unit apartment building. There is an expectation that 3-4 temporary jobs will be deployed on this site during demolition. The sale of this property would include a transfer of title from the current owner via foreclosure from the City to the property purchasers. The City would not retain ownership during the transfer.

**Alternatives:**

The purchaser is willing to pay \$21,000 for this parcel should the City wish to first demolish the structure. The City could retain the parcel.

**Financial Impact:**

\$1,000 in payment. Reduction in liability costs and return to the tax roll.

**City Manager, Amie M. Hendrix**  
CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456  
[www.cityofgenevany.gov](http://www.cityofgenevany.gov)

## RESOLUTION # 1-2026

### RESOLUTION SUPPORTING A SALE OF SURPLUS REAL ESTATE PARCEL LOCATED AT 32 MIDDLE STREET

**WHEREAS**, the City of Geneva has obtained property located at 32 Middle Street through the City foreclosure process, parcel number 104.8-3-3 (the "Property"), and

**WHEREAS**, said public hearing was held on January 7, 2026, in the Geneva City Hall Council Chambers, and all persons wishing to speak were given an opportunity to be heard; and

**WHEREAS**, the City Council has reviewed all comments received, finds the sale of the Property to David Linger and Wendy Marsh (the "Property Purchasers") consistent with the City's adopted goals for redevelopment, economic growth, and neighborhood revitalization, and determines that such sale will return the Property to productive use and the tax rolls; and

**WHEREAS**, the property purchasers will be required to obtain all necessary approvals for the redevelopment project from the Planning Board, Zoning Board of Appeals, and any other reviewing agencies as ordinarily required;

**NOW, THEREFORE, BE IT RESOLVED**, that the Geneva City Council hereby authorizes the foreclosure to be finalized and the parcel to be sold (Tax Parcel No. 104.8-3-3) for a purchase price of \$1,000 to the Property Purchasers in accordance with the terms and conditions approved by the City Manager, Comptroller, and City Attorney; and

**BE IT FURTHER RESOLVED**, that the City Manager is hereby authorized to execute all documents necessary to effectuate the sale, including but not limited to a foreclosure, purchase and sale agreement, deed, and any closing documents, subject to approval as to form by the City Attorney; and

**BE IT FURTHER RESOLVED**, that the proceeds from the sale shall be applied in accordance with City policy and any applicable budgetary direction adopted by City Council.



## Geneva City Council Agenda Item Briefing

**To:** Geneva City Council

**From:** Adam Blowers, City Comptroller

**Meeting Date:** February 4, 2026

**Item Title:** Resolution Approving the Issuance by the City of Geneva Local Development Corporation of it's \$93,000,000 Revenue Bonds (Hobart and William Smith Colleges Project) Series 2026

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### **Background:**

Hobart and William Smith Colleges, a New York not-for-profit education corporation is proposing the undertaking of a project consisting of the construction of an approximately 37,000 square foot research facility and the refunding of its current outstanding Series 2020A and Series 2007 Bonds. A portion of the funds needed to undertake this project will come from the issuance by The City of Geneva Development Corporation of its tax-exempt revenue bonds in the maximum aggregate stated principal amount not to exceed \$93,000,000.

In order for the interest on the Series 2026 Bonds to qualify for tax-exempt status and to be excluded from gross income for federal income tax purposes, federal tax requirements require the approval from the chief elected official (i.e. the City Council) of said bond issuance.

### **Alternatives:**

City Council could choose not to approve the issuance of Local Development Corporation Revenue Bonds

### **Financial Impact:**

There is no financial impact to the City. The debt being incurred by HWS is all non-recourse to the LDC and the City, and shall never be a debt of NYS or the City. The debt will be secured strictly from revenues of HWS. The LDC will receive a fee for this undertaking, which has yet to be determined.

### **Comptroller's Office**

CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456  
(315) 828-6582 - [acblowers@cityofgenevany.gov](mailto:acblowers@cityofgenevany.gov)

## **RESOLUTION #8-2026**

### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GENEVA, AS THE ELECTED LEGISLATIVE BODY OF THE CITY OF GENEVA, NEW YORK IN ACCORDANCE WITH SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, APPROVING THE ISSUANCE BY THE CITY OF GENEVA DEVELOPMENT CORPORATION OF ITS \$93,000,000 REVENUE BONDS (HOBART AND WILLIAM SMITH COLLEGES PROJECT), SERIES 2026**

**WHEREAS**, The City of Geneva Development Corporation (the "Issuer") was formed pursuant to (i) Section 1411 of the Not-For-Profit Corporation Law of the State of New York (the "State"), as amended (hereinafter collectively called the "Act"), and (ii) its Certificate of Incorporation filed with the State on March 18, 2010, for the purpose of promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs by encouraging the development of, or retention of, an industry in the community or area, lessening the burdens of government, and acting in the public interest within the City of Geneva, New York; and

**WHEREAS**, to accomplish its stated purposes, the Issuer is authorized and empowered under the Act to issue its special obligation revenue bonds to finance the cost of the acquisition, construction and equipping of one or more projects and otherwise assist such projects pursuant to the Act; and

**WHEREAS**, Hobart and William Smith Colleges (the "Colleges"), a New York not-for-profit education corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, and the final, temporary and proposed regulations of the United States Department of the Treasury promulgated thereunder (the "Code"), has submitted an application to the Issuer requesting that the Issuer issue its tax-exempt bonds in one or more series, pursuant to a plan of financing, in the maximum aggregate stated principal amount not to exceed \$93,000,000 (the "Series 2026 Bonds") for the purpose of financing a certain project (the "Project") located on the Colleges' campus located at 311, 329, 337, 343 Pulteney Street and 603 and 623 South Main and surrounding properties in the City of Geneva, New York (collectively, the "Campus"), consisting of: (A) the planning, design, construction and operation of an approximately 37,000 square foot academic, teaching and research facility located on the Campus, including demolition of the current Eaton Hall facility, together with related surface improvements, including parking spaces and related site work, infrastructure and landscaping improvements, for which the maximum aggregate stated principal amount \$37,000,000 in Series 2026 Bonds are to be issued; (B) the refunding of all or a portion of (i) the Issuer's Taxable Revenue Refunding Bonds (Hobart and William Smith Colleges Project), Series 2020A (the "Series 2020A Bonds") issued in the original principal amount of \$36,660,000, for which the maximum aggregate stated principal amount \$37,000,000 in Series 2026 Bonds are to be issued and (ii) the City of Geneva Industrial Development Agency ("CGIDA") Multi-Modal Civic Facility Revenue Bonds (The Colleges of the Seneca Project), Series 2007 (the "Series 2007 Bonds") issued in the original principal amount of \$31,250,000, for which the maximum aggregate stated principal amount of \$19,000,000 in Series 2026 Bonds are to be issued; (C) payment of the swap termination payment, if any, in connection with the termination of the swap with respect to the Series 2007 Bonds; (D) the payment or funding of costs incidental to the issuance of the Series 2026 Bonds; and (E) the financing of other uses that further the mission of the Colleges (the costs associated with items (A) through (E) hereinafter referred to as the "Project Costs"); and

**WHEREAS**, all of the facilities and improvements to be financed and refinanced by the Series 2026 Bonds are located in and around the Campus; and

**WHEREAS**, all of the facilities and improvements to be financed and refinanced by the Series 2026 Bonds will be initially owned by the Colleges; and

**WHEREAS**, the proceeds of the Series 2020A Bonds were applied to financing a certain project consisting of: (A) the refunding of the outstanding principal amount of the following bonds issued by the Issuer: (1) Revenue Refunding Bonds (Hobart and William Smith Colleges Project), Series 2012, issued in the original principal amount of \$26,695,000 (the "Series 2012 Bonds"), the proceeds of which were applied to refund the outstanding principal amount of the following bonds issued by CGIDA (i) CGIDA's Civic Facility Revenue Bonds (The Colleges of the Seneca, Inc. Project), Series 2001 issued for the benefit of the Colleges, the proceeds of which were applied to financing a certain project (the "Series 2001 Project"), consisting of: (A) the acquisition by CGIDA of an interest in the Colleges' campus located at 337 Pulteney Street, Geneva, New York (the "Series 2001 Campus") and consisting of approximately 290 acres of land (the "Series 2001 Land") and the existing improvements thereon, including principally approximately 102 buildings containing in the aggregate approximately 1,325,252 square feet, (B) the construction and equipping upon the Series 2001 Land of (i) an approximately 36,000 square-foot three-story academic building which is used by the Colleges to house faculty offices, classrooms and student study and assembly areas; (ii) an approximately 10,000 square foot building used by the Colleges as an art studio; (iii) an approximately 135,450 square foot artificial turf field with related bleachers and lights used by the Colleges to replace an existing field on the Series 2001 Campus; (iv) an approximately 2,700 square foot varsity house used by the Colleges for locker rooms, team room space and storage athletic equipment; (v) renovations to existing academic-buildings located throughout the Series 2001 Campus including renovations to classrooms and laboratory space, replacing floors, lighting, windows and heating and ventilation units; and (vi) renovations to non-academic buildings located throughout the Series 2001 Campus including replacement of fire alarm systems, rehabilitation of residence rooms, bathrooms and replacement of windows ((i), (ii), (iii), (iv), (v) and (vi) above collectively referred to as, the "Series 2001 Improvements"); (C) the acquisition and installation in and around the Series 2001 Improvements of certain machinery, equipment and other items of tangible personal property (the "Series 2001 Equipment" and, collectively with the Series 2001 Land and the Series 2001 Improvements, the "Series 2001 Facility"); (D) planning activities including feasibility studies and preliminary design of buildings and other improvements anticipated in the Colleges' master plan; (E) paying certain costs and expenses incidental to the issuance of the Series 2001 Bonds (the costs associated with items (A) through (E) above being hereinafter referred to as the "Series 2001 Project Costs"); and (F) the sale of the Issuer's interest in the Series 2001 Facility to the Colleges pursuant to the Installment Sale Agreement, dated as of August 1, 2001 by and between the Issuer and the Colleges, (ii) CGIDA's Civic Facility Revenue Bonds (Hobart and William Smith Colleges Project), Series 2003A, the proceeds of which were applied to finance a certain project (the "Series 2003A Project") consisting of: (A) the financing of the following buildings and improvements on the Series 2001 Campus: (i) the construction on the south side of Hamilton Street (also known as Routes 5 & 20) of two approximately 40,000 square-foot free-standing buildings to be used as student dormitory housing, each building containing approximately 100 beds, and related nearby parking to contain approximately eighty parking spaces (the "Housing Improvements"), (ii) the construction on the south side of St. Clair Street of an approximately 250-space parking lot with room for an expansion of up to 300 spaces (the "Parking Lot Improvements"), (iii) the construction on an approximately .75-acre parcel of land at 66 Houghton Drive of an approximately 10,000 square-foot studio art building (the "Studio Art Building"), (iv) the reconstruction and renovation of existing academic and administrative buildings including renovations to teaching areas, lighting, plumbing, windows and HVAC systems, and (v) the reconstruction and renovation of a number of existing student residences, including the renovation of residency suites, study space, roofs, windows, doors, floors, ceilings, HVAC, plumbing, electric and sprinkler systems ((iv) and (v) above

collectively referred to as the "Renovations"; the Renovations, the Housing Improvements, the Parking Lot Improvements and the Studio Art Building hereinafter collectively referred to as the "Series 2003A Improvements"; (B) the acquisition and installation in and around the Series 2003A Improvements of certain machinery, equipment and other items of tangible personal property (the "Series 2003A Equipment") (the Series 2003A Equipment and the Series 2003A Improvements hereinafter collectively referred to as the "Series 2003A Facility"); (C) paying certain costs and expenses incidental to the issuance of the Series 2003A Bonds (the costs associated with items (A) and (C) above being hereinafter referred to as the "Series 2003A Project Costs"); (D) the financing of a portion of the costs of the foregoing by the issuance of the Series 2003A Bonds and (E) the acquisition by the Issuer of an interest in the Series 2003A Facility and the sale of such interest in the Series 2003A Facility back to the Colleges, (iii) CGIDA's Civic Facility Revenue Bonds (Hobart and William Smith Colleges Project), Series 2003B, the proceeds of which were applied to finance a certain project (the "Series 2003B Project") consisting of: (A) the refinancing of certain existing taxable capital leases entered into by the Colleges with GCS Growth LLC (the "Developer") to finance the cost of (i) construction of three approximately 7,965 square-foot buildings containing in the aggregate 36 dwelling units with an aggregate capacity for 150 student beds, and related sitework improvements, including a drive with sufficient parking spaces, related walkways and pathways and landscaping (collectively, the "Buildings"), all situated on an approximately 3.63 acre parcel of land owned by the Colleges (the "Series 2003B Land") located on the west side of Odell's Pond on the Colleges' campus located at 337 Pulteney Street, Geneva, New York and (ii) the acquisition in and around the Buildings of certain items of furniture, appliances, machinery, equipment and other tangible personal property (the "Series 2003B Equipment") (the "Buildings, the Series 2003B Land and the Series 2003B Equipment being collectively referred to as the "Series 2003B Facility"); (B) paying certain costs and expenses incidental to the issuance of the Series 2003B Bonds (the costs associated with items (A) and (B) above being hereinafter referred to as the "Series 2003B Project Costs"); and (C) the acquisition by CGIDA of an interest in the Series 2003B Facility and sale of such interest in the Series 2003B Facility by CGIDA back to the Colleges and (iv) to pay certain costs incidental to the issuance of the Series 2012 Bonds; and (2) the Issuer's Tax-Exempt Revenue Bonds (Hobart and William Smith Colleges Project), Series 2014 (the "Series 2014 Bonds"), issued in the original principal amount of \$14,295,000, the proceeds of which were applied (i) to the demolition of up to five (5) then-existing buildings on certain parcels of land totaling approximately 7.3 acres located at 311 Pulteney Street, City of Geneva, New York (the "Land") and the construction and equipping thereon of an approximately 65,000 square-foot, three (3) story, performing arts academic building, including faculty offices, practice rooms, teaching space, and performing venues, (ii) the construction of certain related surface improvements, including approximately 460 parking spaces and related site work, infrastructure and landscaping improvements located on and adjacent to the Land (the "Series 2014 Improvements"), (iii) the acquisition and installation in and around the Series 2014 Improvements of certain items of machinery, equipment and other tangible personal property located on the Land (the "Series 2014 Equipment"; and, together with the Series 2014 Improvements, the "Series 2014 Facility") and (iv) the paying of all or a portion of the costs incidental to the issuance of the Series 2014 Bonds, capitalized interest and any reserve funds as may have been necessary to secure the Series 2014 Bonds; and (B) paying certain costs incidental to the issuance of the Series 2020A Bonds (the costs associated with items (A) and (B) above hereinafter collectively referred to as the "2020 Project Costs"); and

**WHEREAS**, the proceeds of the Series 2007 Bonds were used to finance a certain project consisting of: (A) the financing of the following buildings and improvements on the Colleges' existing approximately 190-acre campus located at 337 Pulteney Street, Geneva, New York (the "2007 Campus"): (i) the construction of an approximately 22,000 square-foot, two-story addition to the existing approximately 46,820 square-foot building known as the "Scandling Center" (the "Existing Scandling Improvements") to provide a café, multi-

purpose room and related improvements and the general renovation and upgrading of the Existing Scandling Improvements, including, new carpeting and air conditioning (collectively, the "Scandling Improvements"); (ii) the construction of an approximately 3,360 square-foot addition to and the general renovation and upgrading of the existing "Bristol Field House" and the construction of an approximately 4,500 square-foot addition to and the general renovation and upgrading of the existing "Elliot Varsity House" for the purpose of enhancing sport and recreational activities (collectively, the "Field House Improvements"); (iii) the construction of an approximately 15,300 square-foot addition to the existing student housing building known as "Odell's Pond" to provide for approximately 50 additional beds (the "Odell's Pond Improvements"); (iv) the general renovation and upgrading of the following administrative and academic buildings located on the 2007 Campus, Coxe Hall, 623 South Main, 603 South Main, Smith Hall, Williams Hall, science buildings, library and other miscellaneous buildings and improvements, to include, but not be limited to new roofs, windows, doors, floors and ceilings, electrical system, plumbing and HVAC replacement (the "General Renovations"); and (v) the acquisition and installation in the Colleges' administrative departments of new information technology software programs and related improvements (the "IT Improvements" and, together with the Scandling Improvements, the Field House Improvements, the Odell's Pond Improvements and the General Renovations, the "2007 Improvements"); (B) the acquisition and installation in and around the 2007 Improvements of certain machinery, equipment and other items of tangible personal property (the "2007 Equipment" and, collectively with the 2007 Improvements, the "2007 Facility"); (C) paying certain costs and expenses incidental to the issuance of the Series 2007 Bonds (the costs associated with items (A) through (C) above being hereinafter referred to as the "2007 Project Costs"); and (D) the acquisition by CGIDA of an interest in the 2007 Facility and the lease (with an obligation to purchase) or sale of such interest in the 2007 Facility back to the Colleges; and

**WHEREAS**, the City Council has been advised by the Issuer that the Issuer proposes to issue, subsequent to the execution of this Certificate, the Series 2026 Bonds in a principal amount sufficient to fund all or a portion of the Project Costs, together with incidental costs in connection therewith, which maximum aggregate stated principal amount is presently estimated not to exceed \$93,000,000 and, to the extent the Series 2026 Bonds are issued as tax-exempt bonds, they would be issued as qualified 501(c)(3) bonds under Section 145 of the Code, the interest on which is excluded from gross income for federal income tax purposes (the "Tax-Exempt Bonds"); and

**WHEREAS**, pursuant to Section 147(f) of the Code, interest on the Tax-Exempt Bonds will not be excludable from gross income unless the issuance of the Tax-Exempt Bonds shall be approved by the City Council after the Issuer has conducted a public hearing thereon following reasonable public notice; and

**WHEREAS**, on February 2, 2026, in accordance with the Notice of Public Hearing posted on January 21, 2026 on the Issuer's website, the Issuer held a public hearing to consider both the nature and location of the proposed Project and the plan of financing the Project by the issuance from time to time of the Series 2026 Bonds, and a record of the public hearing has been made available by the Issuer to the City Council; and

**WHEREAS**, neither the Series 2026 Bonds nor any other obligation of the Issuer shall be a debt of the State or any political subdivision thereof, including the City of Geneva, New York, the municipality for whose benefit the Issuer was established, nor shall the State or any political subdivision thereof, including the City of Geneva, New York be liable thereon; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENEVA AS FOLLOWS:**

Section 1. For the sole purpose of qualifying the interest payable on the Tax-Exempt Bonds for exclusion from gross income for federal income tax purposes pursuant to the provisions of Sections 103 and 145 of the Code, the undersigned, as the applicable elected representative of the City of Geneva, New York, hereby approves the issuance by the Issuer of the Series 2026 Bonds in one or more issues or series in a maximum aggregate stated principal amount not to exceed \$93,000,000, provided that the Series 2026 Bonds, and the premium (if any) and interest thereon, shall be special obligations of the Issuer and shall never be a debt of the State of New York or any political subdivision thereof, including the City of Geneva, New York and neither the State of New York nor any political subdivision thereof, including the City of Geneva, New York shall be liable thereon.

Section 2. This Resolution shall be deemed to be made for the benefit of the holders of the Series 2026 Bonds.

Section 3. This Resolution shall take effect immediately.

The foregoing Resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_.

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

	<b>Yea</b>		<b>Nea</b>		<b>Absent</b>		<b>Abstain</b>	
Jim Cecere	[	]	[	]	[	]	[	]
Christopher Lavin	[	]	[	]	[	]	[	]
Ben Gummo	[	]	[	]	[	]	[	]
Patrick Grimaldi	[	]	[	]	[	]	[	]
Peter Gillotte	[	]	[	]	[	]	[	]
James Petropoulos	[	]	[	]	[	]	[	]
Jamie Kaim, Jr.	[	]	[	]	[	]	[	]
John Brennan	[	]	[	]	[	]	[	]
Ahmad Whitfield	[	]	[	]	[	]	[	]