

Geneva Development Corporation**Meeting Agenda****Title:** LDC Monthly Meeting**Location:** Teams Room - Second Floor of City Hall Geneva NY

14456

Date: 11/05/25**Time:** 12:00 PM

Agenda Item	Potential Outcome	Person Responsible	Time (est. Mins.)
Call to Order		Craig Talmage, Chair	0
Administration			
Additions of Deletions from the Agenda	If Needed - Motion to approve	Craig Talmage, Chair	1
Reports			
Approval of Minutes	Motion to approve	Liz Toner, LDC Director	1
Financial Report and Updates	Motion to approve	Adam Blowers, City Comptroller	5
Agenda Items			
Business			
Board Nomination	Motion to approve	Liz Toner, LDC Director	5
GRAF and Drumstock Partnership	Updates	Dana Hollenbeck, Vice Chair and Guests	15
BID Partnership and Beautification Updates	Updates	Craig Talmage, Chair or Sydney Schumacher, BID Director [if available]	10
Target Area Reports and Project Updates			
City Events and Updates	Updates and Discussion - If Time	Liz Toner, LDC Director	10
Neighbors Together Planning	Discussion - If Time	Marty Davis and Craig Talmage, Chair	4
Cook Properties Update	Updates	Liz Toner, LDC Director	2
YMCA Update	Update	Craig Talmage, Chair & Liz Toner, LDC Director	1
Bicycle Repair Stand	Discussion	Craig Talmage, Chair	2
Advisory Committee Scheduling	Discussion	Craig Talmage, Chair	2
Executive Session	If Needed	Craig Talmage, Chair	
New Business and Final Comments	If Needed	Comments for LDC and Guests	2
Adjournment	Motion to adjourn	Craig Talmage, Chair	60

Next LDC meeting: December 3, 2025**Quorum (Confirmation required)**

Craig Talmage

Dana Hollenbeck

Marc Rodriguez

Marty Davis

Ella Skinner

Jessie Felde

Maddie D'Amico

Terri Williams

Vacant

Join Zoom Meeting<https://us02web.zoom.us/j/85060583345>

Dial in: (929) 205-6099

Meeting ID: 850 6058 3345

Staff

Liz Toner

Nicole Tillotson

Adam Blowers

Guests

Councilman John Brennan

Council Liaison

Councilman James Petropoulos

Additional Notes

Follow-Up with Habitat for Humanity

Follow-Up with GCSD

Advisory Committee Members

Richard McCarthy

Caroline Scutt

Ryan Davis

Victor Pultinas

Spike Herzog

Tracey Dello Stritto



REGULAR MEETING MINUTES
Local Development Corporation (LDC)
October 1, 2025 at 12:00pm
City of Geneva, Conference Room

Board Members in Attendance

Craig Talmage
Dana Hollenbeck
Martha Davis
Jessie Redmond (arrived at 12:03)

Others in Attendance

Liz Toner, Events Coordinator
Nicole Tillotson, City Clerk
Adam Blowers, Comptroller
Taylor Youngs, Assistant City Manager

Necessarily Absent

Maddie D'Amico
Marc Rodriguez
Marty Davis
Terri Williams

Other participants:

John Brennan, City Council
Jim Petropoulos, City Council
Ryan Davis, Ontario County
Caroline Scutt, Finger Lakes Health

Call to Order:

Chair Talmage called the meeting to order at 12:07pm, noting that with no quorum this is not an official meeting

Introductions

Assistant City Manager Youngs introduced herself, followed by round table introductions.

Advisory Committee Scheduling

Chair Talmage shared that he would be glad to set up a time to get together and share big ideas on what the LDC wants to do moving forward. He suggested connecting various economic development engines in the City, and that Bozzuto will host quarterly economic development summits.

GRAF and Drumstock Partnership

Ms. Hollenbeck shared that overall Drumstock was a great success, despite terrible weather. Attendance doubled over last year, and youth attendance quadrupled. Art workshops were successful, and food vendors reported big sales. A final report is pending from Drumstock.

Cook Properties Update

Ms. Toner had no update to share. The MOU has been signed, and the LDC will reimburse Cook Properties up to A\$8,500 for Phase II environmental. Results have to be sent to the LDC prior to issuing reimbursement.

Ontario County CDBG Grant Funding Request

Mr. Davis shared that Ontario County has been awarded CDBG Grant Funding for rehabbing Geneva Housing Authority properties in the City of Geneva. The County is looking to the LDC to put \$10,000 towards the matching requirement. Mr. Davis clarified that the funding would be for the GHA's scattered site housing. He also explained that the County paid a grant writer to prepare the application, which will be managed through Mr. Davis's Office. The LDC match will make the application more competitive. Chair Talmage acknowledge that housing is a priority for the LDC. It was noted that the Geneva Housing Authority is federally funded through HUD.

LDC Beautification Upgrades

The LDC will utilize interns to shop for plaques to add to items in the community that the LDC has funded. The LDC will be donating paint for the tunnel mural. The LDC will look into signs for the Disc Golf course. It was noted that the tunnel mural on Exchange Street is being funded by a Wycoff Grant. Chair Talmage reminded the group to be on the lookout for little things around the City that the LDC can help with. Councilor Petropoulos invited everyone to the Veterans Talking Bench on Veterans Day for a ceremony.

Bicycle Repair Station

Chair Talmage received another quote for a bike repair station. A location still needs to be decided upon. The LDC will ask local cyclists and follow up. Ms. Hollenbeck suggested splitting the cost of the station with Geneva Community Projects.

BID Projects and Events

Chair Talmage shared that the BID's new Executive Director, Sydney Schumacher has hit the ground running. There will be another BID Lakefront Cleanup on October 11 from 9 to noon, and 1:00 to 4:00. Work continues on the Schuman Grant for bird habitats at the Lakefront. Contact the BID if you see underutilized downtown spaces you have ideas for.

City Events and Updates

Ms. Toner shared the following City event updates:

- Two Farmers Markets left. The October 11th market will feature a Halloween theme, with booth decorating and trick or treating.
- Touch a Truck on October 13
- Pumpkin Roll on October 18, 2-4pm
- Halloween Parade tentatively scheduled for October 26 at 4pm
- OEO Community Meeting on October 22 at the Bozzuto Center

Neighbors Together

Ms. Davis is ready to pass the torch for Neighbors Together Nights. It was noted that meetings are more successful in the winter. A meeting may be scheduled in November.

Ms. Scutt shared the Friends of Geneva Healthcare Foundation's event on October 18 that will include a pickleball clinic in the morning and a tournament in the afternoon.

Ontario County Economic Development Update

Mr. Davis shared that bad news continues related to energy capacity issues. The County is working with Locate Finger Lakes for multi county energy summit on December 1, hosted by HWS. There will be 3-4 panel discussions, definition of the problem, impact, technical discussion of grid and what it would take to bring up to snuff (IBEW will present), and a legislative panel discussion to round out the day.

Mr. Davis met with County school superintendents at their quarterly meeting. Challenges they face include not being able to assume power hookup, leaving school projects are at risk.

Mr. Davis explained that he will be talking about energy quite frequently. He shared that several commercial and residential projects on pause throughout the County due to this problem. He warned that it will hit Geneva, too.

A Community Developer will be joining Ontario County Economic Development in November. She will phase in to work with municipalities.

Balance Sheet
City of Geneva Local Development Corp
As of October 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
Certificate of Deposit	-4,478.59
LDC Checking Account	190,189.99
Total for Bank Accounts	\$185,711.40
Accounts Receivable	
Other Current Assets	
Total for Current Assets	\$185,711.40
Fixed Assets	
Other Assets	
Land and Buildings - Investment	44,567.00
Total for Other Assets	\$44,567.00
Total for Assets	\$230,278.40
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	\$0.00
AP - BID Beautification	2,493.28
Total for Accounts Payable (A/P)	\$2,493.28
Total for Accounts Payable	\$2,493.28
Credit Cards	
Other Current Liabilities	
Total for Current Liabilities	\$2,493.28
Long-term Liabilities	
Total for Liabilities	\$2,493.28
Equity	
Retained Earnings	260,444.85
Net Income	-32,659.73
Total for Equity	\$227,785.12
Total for Liabilities and Equity	\$230,278.40

Profit and Loss
City of Geneva Local Development Corp
January 1-October 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Investments	
Interest-Savings, Short-term CD	33.89
Total for Investments	\$33.89
Other Types of Income	281.38
Total for Income	\$315.27
Cost of Goods Sold	
Gross Profit	\$315.27
Expenses	
Contract Services	
Accounting Fees	6,950.00
Outside Contract Services	4,025.00
Total for Contract Services	\$10,975.00
Operations	
Contribution to City of Geneva	10,000.00
Program Expense	12,000.00
Total for Operations	\$22,000.00
Total for Expenses	\$32,975.00
Net Operating Income	-\$32,659.73
Other Income	
Other Expenses	
Net Other Income	
Net Income	-\$32,659.73