



REGULAR MEETING MINUTES
Local Development Corporation (LDC)
August 20 2025 at 12:00pm
City of Geneva, Conference Room

Board Members in Attendance

Craig Talmage
Dana Hollenbeck
Martha Davis
Marc Rodriguez
Jessie Felde

Necessarily Absent

Catherine Price
Maddie D'Amico

Others in Attendance

Liz Toner, Events Coordinator
Nicole Tillotson, City Clerk
Adam Blowers, Comptroller

Other participants:

John Brennan, City Council
Ryan Davis, Ontario County
Terri Williams
Jeff Cook, Cook Properties
Scott Mulcahy, Cook Properties

Call to Order:

Chair Talmage called the meeting to order at 12:07pm.

Approval of Meeting Minutes

Ms. Hollenbeck made a motion to approve the July 2025 minutes, with a correction to attendance, seconded by Ms. Redmond; motion carried unanimously.

Financial Report

Reports provided by Comptroller Blowers, with noted recent activity and a balance of \$185,000 in the bank, and all going well.

Comptroller Blowers explained that he will put a budget together for approval before end of year, using prior year templates. He suggests before he puts something together to talk about programing goals, reminding the board that the budget can be changed anytime throughout the year as LDC feels fit. Chair Talmage will circulate a draft budget with the executive committee since the board currently lacks treasurers.

Ms. Davis made a motion to approve the July financial report; seconded by Ms. Hollenbeck; motion carried unanimously.

New LDC Member – Terri Williams

Terri Williams has been nominated to either the residential or commercial banking vacancies. Chair Talmage explained that she can sit in either one, and move if needed.

Ms. Williams introduced herself, sharing that she's worked in banking over 30 years, and has been at Finger Lakes Federal Credit Union for over 20 years.

Ms. Davis made a motion to appoint Ms. Williams to the LDC Board, Commercial Lending seat, seconded by Ms. Davis; motion carried unanimously.

Cook Properties Support

Jeff Mulcahy explained the subdivision on Hollenbeck and Middle Streets project. He explained that Cook Properties is passionate about building affordable, attainable housing, especially by repurposing vacant city owned lots to revitalize neighborhoods, at Cook's risk. The property recently purchased in the City of Geneva now requires a Phase 2 environmental study. Mr. Mulcahy explained Cook Property's need to be very mindful of margins, explaining that paying for a Phase 2 Environmental Study and sidewalks would be a deal killer for this small infill project, noting that Cook Properties is looking to continue with the project, and is seeking funding for these unexpected costs to do so. He explained that at this time the City still owns this parcel, and should want to understand what's going on with that land, noting that the City will need it one way or the other. Cook Properties is hoping City or LDC will pay for the Phase 2 Study and sidewalks, or have City staff the work to Cook's satisfaction.

Chair Talmage wondered if Cook Properties prefers to work with City or LDC. Comptroller Blowers explained that the City is able to take over the sidewalks for this project, working through DPW, as milling and paving street work is planned the next couple years in that area. The City believes it can use state funding at that time to put sidewalks in, so the sidewalks will be handled by highway. Mr. Mulcahy wondered if Cook would do the project, while the City installs sidewalks down the road. Comptroller Blowers confirmed that Cook Properties should just plan for them in the project, and the City will put them in down the road. Discussion followed to include explaining how CHIPS funding for the road reconstruction can include sidewalks.

Comptroller Blowers then addressed the Phase 2 Study, explaining that it is a review to see if there is contaminated soil. The LDC at this time would only consider funding for that study. He recommends LDC cut a check to Cook Properties for that cost, if approved, or Cook can execute the Phase 2 study and send the LDC the invoice. Comptroller Blowers recommended whatever not to exceed language in the agreement. Chair Talmage wondered if Cook Properties has competitive bids for the study. Mr. Mulcahy shared that Cook Properties has a bid from the vendor who completed the Phase 1 study, for \$8,500.

Adam – considered engineering/specialized service, and company did phase 1, totally above board to go with them without competitive bids

Chair Talmage sees this as a great opportunity for housing in a community that needs it. He acknowledged that Cook can't pay, as it doesn't fit their model, leaving them without funding. He said the LDC can pay now, or wait and see if Council can fund, noting that the LDC has funds, and part of the board's mission is leveraging property for benefit of the community. Mr. Cook clarified that they used Day Environmental for Phase 1 and have the quote for Phase 2.

Chair Talmage noted that the City would need to know the results of a Phase 2 Study either way, discussion followed.

Councilor Brennan wondered if Cook can do this in the work this calendar year. Mr. Cook explained that the homes will probably go in in early 2026. Discussion followed around the need for starter homes in the City, and more one level living in move in condition.

Mr. Rodriguez wondered if this was market rate project, would the LDC be offering assistance. He suggested putting teeth in the agreement, if the homes don't sell in the affordable range, the LDC should get reimbursed. Mr. Mulcahy explained that Cook Properties doesn't have any say in what the homes ultimately sell for, and reminded the board of the risk Cook is taking to invest in the City.

Mr. Mulcahy explained that looking at market rate of homes in that area, these homes aren't going to sell at \$200,000 there, reminding the board of Cook's risk, trying to bring affordable housing to the City. Discussion followed around neighborhood dynamics.

Discussion around the neighborhood dynamics followed, and how this project aligns with the Ontario County Housing Needs Assessment.

Ms. Davis made a motion to support the Phase 2 Environmental Study efforts, at a cost not to exceed \$8,500, seconded by Ms. Hollenbeck; motion carried unanimously.

Advisory Committee Scheduling

Chair Talmage envisions larger advisory committees to utilize non-residents expertise, they want to help the LDC, but don't have time to be committed full time, or don't live in the city. Post Drumstock Chair Talmage will bring together partners for a debriefing.

GRAF Drumstock Partnership

Ms. Hollenbeck shared donations have been from companies including Wright Beverage, Wegmans, and Geneva Community Projects. Ms. Toner wondered about sponsorship level donations, and noted that lots of in kind donations will need value assigned.

Chair Talmage acknowledged that LDC is good at networking, while fundraising has been a challenge. Discussion followed

Beatification Upgrades

Chair Talmage would like to improve some signs at the disc golf course, noted that the LDC contributed to some neighborhood park improvements, and made a Pumpkin Roll donation. He sees these efforts as small funds, leaving a high impact on the community. Ms. Davis complimented the Parks Collective on a great job at Richards Park. Councilor Petropoulos thanked the LDC for funding the Adirondak chairs at Richards Park, sharing that he fun beatification event at Richards Park, which he sees as a guinea pig project.

Bike Station

Chair Talmage has a quote for a bicycle fix it station, he will work with Ms. Toner to determine appropriate location. The cost for the repair statin is \$1,150. Mr. Rodriguez wondered what the ongoing cost of keeping it stocked would be. Ms. Davis explained that the station contains tools to do repairs, and she doesn't expect there to be any materials to stock. Discussion followed.

BID Projects and Events

Chair Talmage, who is currently the BID Board Vice President shared that an offer has been made to new Executive Director candidate, whom he looks forward to inviting to an LDC meeting.

City Updates

Ms. Toner shared the following City event updates:

- Hook and Ladder pizza truck at lakefront for FD fundraiser
- Fireworks Thursday night private event at hotel
- Two more concert series show scheduled for this year
- Farmers Market Saturday,

Wheels on Seneca Sunday Aug. 24

Councilor Petropoulos complimented the floating circus, discussion followed.

Ms. Davis complemented Wednesday concert series, and notes seeing lots of diverse people coming out. She thanked Ms. Toner for organizing the series and thanked Council for funding it this year.

Neighbors Together

Ms. Davis shared that the August 4th meeting had 8 people in attendance. She also shared that she would like to pass baton on to someone who's enthusiastic to get neighbors engaged, someone in 30's-40's age range with connections, wanting to make more of the initiative and keep things moving.

Ms. Toner suggested canceling the September LDC meeting, and reconvening in October. In the meantime Chair Talmage committed to work on filling vacant seats on the board.

Councilor Brennan shared that the Zoning Board of Appeals is looking for two candidates to fill vacancies. He's glad the board approved Cook Properties project funding requests, calling it = one of two transformational projects on Middle Street, which will be very good for the neighborhood. Ms. Toner agreed that the City should be investing there, as Ward 6 is underserved.

Adjournment:

Ms. Hollenbeck made a motion to adjourn at 1:04pm, seconded by Ms. Davis; motion carried unanimously.

Next Meeting: October 1, 2025

Respectfully submitted,

Nicole Tillotson

Nicole Tillotson
City Clerk

DRAFT