

Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2022

Run Date: 07/20/2023

Status: CERTIFIED

Certified Date: 07/20/2023

**Governance Information (Authority-Related)**

Question		Response	URL(If Applicable)
1.	Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	<a href="https://cityofgenevany.com/Archive.aspx?AMID=43">https://cityofgenevany.com/Archive.aspx?AMID=43</a>
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	<a href="https://cityofgenevany.com/Archive.aspx?AMID=43">https://cityofgenevany.com/Archive.aspx?AMID=43</a>
3.	Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4.	Does the independent auditor provide non-audit services to the Authority?	No	N/A
5.	Does the Authority have an organization chart?	Yes	<a href="https://cityofgenevany.com/295/Industrial-Development-Agency-IDA">https://cityofgenevany.com/295/Industrial-Development-Agency-IDA</a>
6.	Are any Authority staff also employed by another government agency?	No	
7.	Does the Authority have Claw Back agreements?	Yes	N/A
8.	Has the Authority posted their mission statement to their website?	Yes	<a href="https://cityofgenevany.com/295/Industrial-Development-Agency-IDA">https://cityofgenevany.com/295/Industrial-Development-Agency-IDA</a>
9.	Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10.	Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		<a href="https://cityofgenevany.com/Archive.aspx?AMID=42">https://cityofgenevany.com/Archive.aspx?AMID=42</a>

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**Governance Information (Board-Related)**

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		<a href="https://cityofgenevany.com/295/Industrial-Development-Agency-IDA">https://cityofgenevany.com/295/Industrial-Development-Agency-IDA</a>
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		<a href="https://cityofgenevany.com/295/Industrial-Development-Agency-IDA">https://cityofgenevany.com/295/Industrial-Development-Agency-IDA</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="https://cityofgenevany.com/295/Industrial-Development-Agency-IDA">https://cityofgenevany.com/295/Industrial-Development-Agency-IDA</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="https://cityofgenevany.com/295/Industrial-Development-Agency-IDA">https://cityofgenevany.com/295/Industrial-Development-Agency-IDA</a>
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	<a href="https://cityofgenevany.com/295/Industrial-Development-Agency-IDA">https://cityofgenevany.com/295/Industrial-Development-Agency-IDA</a>
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	<a href="https://cityofgenevany.com/295/Industrial-Development-Agency-IDA">https://cityofgenevany.com/295/Industrial-Development-Agency-IDA</a>

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**Board of Directors Listing**

<b>Name</b>	Anne, Nenneau	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	Yes	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>	Elected by Board	<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	10/1/2013	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	09/30/2026	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

<b>Name</b>	Bley, Richard	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	10/1/2011	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	09/30/2023	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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<b>Name</b>	Dewey, Lowell	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	10/1/2019	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	09/30/2023	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

<b>Name</b>	Fulton, Jason	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	3/2/2022	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	09/30/2023	<b>Complied with Training Requirement of Section 2824?</b>	No
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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<b>Name</b>	Passalacqua, RJ	<b>Nominated By</b>	Other
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	10/20/2015	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	09/30/2022	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

<b>Name</b>	Rodriguez, Irene	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	5/5/2021	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	09/30/2025	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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<b>Name</b>	Vasquez, Benjamin	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	8/4/2021	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	09/30/2022	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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#### Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Collins, Erica	Strategic Project Manager	Administrative and Clerical				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Horn, Matt	Senior Advisor	Professional				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Verrier, Tracy	Executive Director	Executive				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No

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**Benefit Information**

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority?	No
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**Board Members**

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Anne, Nenneau	Board of Directors												X	
Bley, Richard	Board of Directors												X	
Dewey, Lowell	Board of Directors												X	
Fulton, Jason	Board of Directors												X	
Passalacqua, RJ	Board of Directors												X	
Rodriguez, Irene	Board of Directors												X	
Vasquez, Benjamin	Board of Directors												X	

**Staff**

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
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**Subsidiary/Component Unit Verification**

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Authority and not independently filing reports in PARIS?	No

Name of Subsidiary/Component Unit	Status
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**Request Subsidiary/Component Unit Change**

Name of Subsidiary/Component Unit	Status	Requested Changes
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**Request Add Subsidiaries/Component Units**

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
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**Request Delete Subsidiaries/Component Units**

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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**Summary Financial Information**
**SUMMARY STATEMENT OF NET ASSETS**

			Amount
<b>Assets</b>			
<b>Current Assets</b>			
	Cash and cash equivalents		\$439,157.00
	Investments		\$105,000.00
	Receivables, net		\$43,715.00
	Other assets		\$0.00
	Total current assets		\$587,872.00
<b>Noncurrent Assets</b>			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$365,287.00
	Other assets		\$93,615.00
	<b>Capital Assets</b>		
		Land and other nondepreciable property	\$781,227.00
		Buildings and equipment	\$5,330,881.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$2,640,404.00
		Net Capital Assets	\$3,471,704.00
	Total noncurrent assets		\$3,930,606.00
<b>Total assets</b>			\$4,518,478.00
<b>Liabilities</b>			
<b>Current Liabilities</b>			
	Accounts payable		\$336.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$409,002.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$39,156.00
	Total current liabilities		\$448,494.00
<b>Noncurrent Liabilities</b>			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$435,740.00
	Long term leases		\$0.00
	Other long-term obligations		\$195,355.00
	Total noncurrent liabilities		\$631,095.00
<b>Total liabilities</b>			\$1,079,589.00
<b>Net Asset (Deficit)</b>			
<b>Net Assets</b>			
	Invested in capital assets, net of related debt		\$3,011,553.00
	Restricted		\$0.00
	Unrestricted		\$427,336.00
	Total net assets		\$3,438,889.00

**SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS**

			Amount
<b>Operating Revenues</b>			
	Charges for services		\$253,128.00
	Rental and financing income		\$368,539.00
	Other operating revenues		\$197.00
	Total operating revenue		\$621,864.00
<b>Operating Expenses</b>			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$142,340.00
	Supplies and materials		\$0.00
	Depreciation and amortization		\$140,816.00
	Other operating expenses		\$223,728.00
	Total operating expenses		\$506,884.00
<b>Operating income (loss)</b>			\$114,980.00
<b>Nonoperating Revenues</b>			
	Investment earnings		\$8,706.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$157,859.00
	Total nonoperating revenue		\$166,565.00
<b>Nonoperating Expenses</b>			
	Interest and other financing charges		\$22,344.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$168,597.00
	Total nonoperating expenses		\$190,941.00
	Income (loss) before contributions		\$90,604.00
<b>Capital contributions</b>			\$0.00
<b>Change in net assets</b>			\$90,604.00
<b>Net assets (deficit) beginning of year</b>			\$3,348,285.00
<b>Other net assets changes</b>			\$0.00
<b>Net assets (deficit) at end of year</b>			\$3,438,889.00

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#### **Current Debt**

Question		Response
1.	Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2.	If yes, has the Authority issued any debt during the reporting period?	No

#### **New Debt Issuances**

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#### Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	483,386.00	0.00	23,235.00	460,151.00
Conduit		Conduit Debt - Pilot Increment Financing					
<b>TOTALS</b>			0.00	483,386.00	0.00	23,235.00	460,151.00

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**Real Property Acquisition/Disposal List**

<b>1.Address Line1</b>	34 Forge Avenue
<b>Address Line2</b>	
<b>City</b>	GENEVA
<b>State</b>	NY
<b>Postal Code</b>	14456
<b>Property Description</b>	Vacant Lot/Undeveloped Land
<b>Fair Market Description</b>	Appraisal
<b>Transaction Date</b>	4/1/2022
<b>Purchaser Organization</b>	American Tower Asset Sub II, LLC
<b>Market Rate(\$/square foot)</b>	
<b>Lease Rate(\$/square foot)</b>	
<b>Seller/Purchaser/Tenant Data</b>	
<b>Address Line1 Seller</b>	10 Presidential Way
<b>State Seller</b>	MA
<b>Plus4 Seller</b>	
<b>Property Type Code</b>	REAL
<b>Address Line2:</b>	
<b>State</b>	NY
<b>Country</b>	United States
<b>Estimated Fair Market Value</b>	550000
<b>Transaction Type</b>	DISPOSITION OTHER
<b>Purchase Sale Price</b>	\$620,000.00
<b>Relation with Authority Ind</b>	No
<b>City Seller</b>	WOBURN
<b>Postal code seller</b>	01801
<b>Country Seller</b>	USA

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**Personal Property**

This Authority has indicated that it had no personal property disposals during the reporting period.



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**Property Documents**

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	<a href="https://cityofgenevany.com/295/Industrial-Development-Agency-IDA">https://cityofgenevany.com/295/Industrial-Development-Agency-IDA</a>
2.	Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	<a href="https://cityofgenevany.com/295/Industrial-Development-Agency-IDA">https://cityofgenevany.com/295/Industrial-Development-Agency-IDA</a>
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

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**IDA Projects**

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3201-21-01-A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	DCMB Ventures	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$4,209.92	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$11,195.15	
Original Project Code		School Property Tax Exemption		\$13,251.50	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$495,000.00	Total Exemptions		\$28,656.57	
Benefited Project Amount	\$180,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$1,557.18	\$1,557.18
Not For Profit	No	Local PILOT		\$4,325.19	\$4,325.19
Date Project approved	7/29/2020	School District PILOT		\$5,117.63	\$5,117.63
Did IDA took Title to Property	Yes	Total PILOT		\$11,000.00	\$11,000.00
Date IDA Took Title to Property	1/15/2021	Net Exemptions		\$17,656.57	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Renovation and adaptive reuse of the vacant Dove Block building to include office space, an art gallery, and a furniture gallery				
Location of Project		# of FTEs before IDA Status		2.00	
Address Line1	459-465 Exchange Street	Original Estimate of Jobs to be Created		7.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		51,248.00	
City	GENEVA	Annualized Salary Range of Jobs to be Created		30,000.00	To: 120,000.00
State	NY	Original Estimate of Jobs to be Retained		2.00	
Zip - Plus4	14456	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		90,000.00	
Province/Region		Current # of FTEs		2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		3.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	DCMB Ventures LLC				
Address Line1	6315 Candlelight Run	Project Status			
Address Line2					
City	VICTOR	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14564	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2012-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Geneva Land LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$945.91	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,515.39	
Original Project Code		School Property Tax Exemption	\$2,977.42	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,363,100.00	Total Exemptions	\$6,438.72	
Benefited Project Amount	\$2,000,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,799.51	\$706.00
Not For Profit		Local PILOT	\$4,911.24	\$1,962.00
Date Project approved	11/12/2012	School District PILOT	\$6,024.67	\$2,321.00
Did IDA took Title to Property	Yes	Total PILOT	\$12,735.42	\$4,989.00
Date IDA Took Title to Property	11/13/2012	Net Exemptions	-\$6,296.70	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	3.00	
Address Line1	White Springs Rd	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	GENEVA	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	3.00	
Zip - Plus4	14456	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00	
Province/Region		Current # of FTEs	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Geneva Land LLC			
Address Line1	1170 Pittsford Victor Rd	Project Status		
Address Line2				
City	PITTSFORD	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14534	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2012-02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Geneva Shopping Center	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$29,278.99	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$77,859.60	
Original Project Code		School Property Tax Exemption	\$92,161.03	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,083,640.00	Total Exemptions	\$199,299.62	
Benefited Project Amount	\$2,700,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$5,288.74
Not For Profit		Local PILOT	\$0.00	\$14,063.98
Date Project approved	11/13/2012	School District PILOT	\$0.00	\$16,647.28
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$36,000.00
Date IDA Took Title to Property	11/15/2012	Net Exemptions	\$199,299.62	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	50.00	
Address Line1	Hamilton St	Original Estimate of Jobs to be Created	50.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	GENEVA	Annualized Salary Range of Jobs to be Created	35,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained	50.00	
Zip - Plus4	14456	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00	
Province/Region		Current # of FTEs	50.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Geneva Shopping Center LLC			
Address Line1	414 Eagle Rock Rd	Project Status		
Address Line2				
City	WEST ORANGE	Current Year Is Last Year for Reporting		
State	NJ	There is no Debt Outstanding for this Project		
Zip - Plus4	07052	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	32019701				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Guardian Industries	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$391,347.09	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$1,040,682.45	
Original Project Code		School Property Tax Exemption		\$1,231,837.45	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$55,375,600.00	Total Exemptions		\$2,663,866.99	
Benefited Project Amount	\$55,375,600.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$129,528.72	\$129,528.72
Not For Profit	No	Local PILOT		\$359,775.11	\$359,775.11
Date Project approved	1/1/1997	School District PILOT		\$425,691.17	\$425,691.17
Did IDA took Title to Property	Yes	Total PILOT		\$914,995.00	\$914,995.00
Date IDA Took Title to Property	1/1/1997	Net Exemptions		\$1,748,871.99	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	Glass manufacturing				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Forge Ave	Original Estimate of Jobs to be Created	250.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	GENEVA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14456	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	230.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	230.00		
Applicant Name	Guardian Industries				
Address Line1	2300 Harmon Road	Project Status			
Address Line2					
City	AUBURN HILLS	Current Year Is Last Year for Reporting			
State	MI	There is no Debt Outstanding for this Project			
Zip - Plus4	48326	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3201-21-02A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Lake's Edge Inn & Suites, LLC Project	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption		\$119,000.00	
Total Project Amount	\$25,210,743.00	Total Exemptions		\$119,000.00	
Benefited Project Amount	\$19,819,840.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit		Local PILOT		\$0.00	\$0.00
Date Project approved	12/10/2021	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	12/1/2021	Net Exemptions		\$119,000.00	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Acquire and renovate the property located at 1115 Lochland Road in the City of Geneva into a 97,000 sq ft, 111-room hotel with dining and recreation facilities.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	1115 Lochland Road	Original Estimate of Jobs to be Created		20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		40,000.00	
City	GENEVA	Annualized Salary Range of Jobs to be Created		22,880.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14456	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Lake's Edge Development Group, LLC				
Address Line1	1095 Broad Street	Project Status			
Address Line2					
City	MONTOURSVILLE	Current Year Is Last Year for Reporting			
State	PA	There is no Debt Outstanding for this Project			
Zip - Plus4	17754	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2015-02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Massa	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,859.30	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$12,251.78	
Original Project Code		School Property Tax Exemption	\$12,147.87	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$506,500.00	Total Exemptions	\$28,258.95	
Benefited Project Amount	\$138,248.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,153.02	\$3,153.02
Not For Profit		Local PILOT	\$10,382.75	\$10,382.75
Date Project approved	5/7/2015	School District PILOT	\$10,362.30	\$10,362.30
Did IDA took Title to Property	Yes	Total PILOT	\$23,898.07	\$23,898.07
Date IDA Took Title to Property	5/8/2015	Net Exemptions	\$4,360.88	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	30.00	
Address Line1	470 Exchange St	Original Estimate of Jobs to be Created	30.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	60,000.00	
City	GENEVA	Annualized Salary Range of Jobs to be Created	40,000.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained	30.00	
Zip - Plus4	14456	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	60,000.00	
Province/Region		Current # of FTEs	30.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Massa Construction			
Address Line1	630 Pre-Emption Rd	Project Status		
Address Line2				
City	GENEVA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14456	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			



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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	32019601			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Ramada Inn	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$58,617.88	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$186,088.87	
Original Project Code		School Property Tax Exemption	\$184,510.63	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,366,000.00	Total Exemptions	\$429,217.38	
Benefited Project Amount	\$8,366,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$175,780.50
Date Project approved	1/1/1996	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$175,780.50
Date IDA Took Title to Property	1/1/1997	Net Exemptions	\$429,217.38	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes	hotel			
Location of Project		# of FTEs before IDA Status	108.00	
Address Line1	1 Lakefront Drive	Original Estimate of Jobs to be Created	115.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	GENEVA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	108.00	
Zip - Plus4	14456	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	39.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-69.00	
Applicant Name	Ramada Inn			
Address Line1	1 Lakefront Drive	Project Status		
Address Line2				
City	GENEVA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14456	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			



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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2015-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Wine Country Hospitality	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$49,748.42	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$132,292.56	
Original Project Code		School Property Tax Exemption	\$156,592.37	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,200,000.00	Total Exemptions	\$338,633.35	
Benefited Project Amount	\$9,200,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,153.02	\$3,153.02
Not For Profit		Local PILOT	\$23,590.39	\$23,590.39
Date Project approved	4/29/2015	School District PILOT	\$27,912.49	\$27,912.49
Did IDA took Title to Property	Yes	Total PILOT	\$54,655.90	\$54,655.90
Date IDA Took Title to Property	5/1/2015	Net Exemptions	\$283,977.45	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	18.00	
Address Line1	383 Hamilton St	Original Estimate of Jobs to be Created	18.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	GENEVA	Annualized Salary Range of Jobs to be Created	20,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	18.00	
Zip - Plus4	14456	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	18.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Wine Country Hospitality			
Address Line1	2580 Baird Rd	Project Status		
Address Line2				
City	PENFIELD	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14526	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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**IDA Projects Summary Information:**

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
8	\$3,813,371.58	\$1,017,284.39	\$2,796,087.19	161

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#### **Additional Comments**

Lake's Edge Project - construction of the commercial component of the project had not begun as of the end of the Fiscal Year. The developer is focusing on a housing component first, which is not incentivized by the IDA. The property tax incentives did not start until October 2022, after the end of the fiscal year. These will be reported on the 2022/23 annual report.

Geneva Land Project - The Actual PILOT Payment made included prior year amounts in addition to the current year PILOT. This is why the "actual payment made" is more than the "payment due per agreement".

Geneva Shopping Center Project - A partial payment was made after the end of the fiscal year.

Ramada Inn Project - In consideration of losses during COVID, the Ramada Inn Project was given an amended PILOT schedule that reduced its PILOT payment for 2022. The amount reduced in 2022 will be made up in future years. That is why the 2022 PILOT payment is substantially less than the 2021.