

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	https://cityofgenevany.com/Archive.aspx?AMID=43
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://cityofgenevany.com/Archive.aspx?AMID=43
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	https://cityofgenevany.com/295/Industrial-Development-Agency-IDA
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	https://cityofgenevany.com/295/Industrial-Development-Agency-IDA
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?		https://cityofgenevany.com/Archive.aspx?AMID=42

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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):		https://cityofgenevany.com/295/Industrial-Development-Agency-IDA
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		https://cityofgenevany.com/295/Industrial-Development-Agency-IDA
7.	Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://cityofgenevany.com/295/Industrial-Development-Agency-IDA
8.	Has the Board adopted a code of ethics for Board members and staff?	Yes	https://cityofgenevany.com/295/Industrial-Development-Agency-IDA
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	https://cityofgenevany.com/295/Industrial-Development-Agency-IDA
17.	Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	https://cityofgenevany.com/295/Industrial-Development-Agency-IDA

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Board of Directors Listing

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

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



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

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



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

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

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



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Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Overtime 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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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

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

Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes

Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit

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
Assets			
Current Assets			
	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
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$365,287.00
	Other assets		\$93,615.00
	Capital Assets		
	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
Total assets			\$4,518,478.00
Liabilities			
Current Liabilities			
	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
Noncurrent Liabilities			

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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
Total liabilities			\$1,079,589.00
Net Asset (Deficit)			
Net Assets			
	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
Operating Revenues			
	Charges for services		\$253,128.00
	Rental and financing income		\$368,539.00
	Other operating revenues		\$197.00
	Total operating revenue		\$621,864.00
Operating Expenses			
	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
Operating income (loss)			\$114,980.00
Nonoperating Revenues			
	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
Nonoperating Expenses			
	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
Capital contributions			\$0.00
Change in net assets			\$90,604.00
Net assets (deficit) beginning of year			\$3,348,285.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$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 Debt - Pilot Increment Financing						
TOTALS		0.00	483,386.00	0.00	23,235.00	460,151.00	

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Real Property Acquisition/Disposal List

1.Address Line1	34 Forge Avenue
Address Line2	
City	GENEVA
State	NY
Postal Code	14456
Property Description	Vacant Lot/Undeveloped Land
Fair Market Description	Appraisal
Transaction Date	4/1/2022
Purchaser Organization	American Tower Asset Sub II, LLC
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Seller/Purchaser/Tenant Data	
Address Line1 Seller	10 Presidential Way
State Seller	MA
Plus4 Seller	
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	550000
Transaction Type	DISPOSITION OTHER
Purchase Sale Price	\$620,000.00
Relation with Authority Ind	No
City Seller	WOBURN
Postal code seller	01801
Country Seller	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	https://cityofgenevany.com/295/Industrial-Development-Agency-IDA
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	https://cityofgenevany.com/295/Industrial-Development-Agency-IDA
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		
Country	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	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$945.91	
Original Project Code		Local Property Tax Exemption		\$2,515.39	
Project Purpose Category	Services	School Property Tax Exemption		\$2,977.42	
Total Project Amount	\$2,363,100.00	Mortgage Recording Tax Exemption		\$0.00	
Benefited Project Amount	\$2,000,000.00	Total Exemptions		\$6,438.72	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b			
Annual Lease Payment	\$0.00	Pilot payment Information			
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit		County PILOT		\$1,799.51	\$706.00
Date Project approved	11/12/2012	Local PILOT		\$4,911.24	\$1,962.00
Did IDA took Title to Property	Yes	School District PILOT		\$6,024.67	\$2,321.00
Date IDA Took Title to Property	11/13/2012	Total PILOT		\$12,735.42	\$4,989.00
Year Financial Assistance is Planned to End	2022	Net Exemptions		-\$6,296.70	
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	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$29,278.99	
Original Project Code			Local Property Tax Exemption	\$77,859.60	
Project Purpose Category	Services		School Property Tax Exemption	\$92,161.03	
Total Project Amount	\$5,083,640.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$2,700,000.00		Total Exemptions	\$199,299.62	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$0.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit				County PILOT	\$5,288.74
Date Project approved	11/13/2012			Local PILOT	\$14,063.98
Did IDA took Title to Property	Yes			School District PILOT	\$16,647.28
Date IDA Took Title to Property	11/15/2012			Total PILOT	\$36,000.00
Year Financial Assistance is Planned to End	2027			Net Exemptions	\$199,299.62
Notes				Project Employment Information	
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	State Sales Tax Exemption	\$0.00	Actual Payment Made	\$0.00
Project Type	Lease	Local Sales Tax Exemption	\$0.00	Payment Due Per Agreement	\$0.00
Project Name	Lake's Edge Inn & Suites, LLC Project	County Real Property Tax Exemption	\$0.00	County PILOT	\$0.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	Local PILOT	\$0.00
Original Project Code		School Property Tax Exemption	\$0.00	School District PILOT	\$0.00
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$119,000.00	Total PILOT	\$0.00
Total Project Amount	\$25,210,743.00	Total Exemptions	\$119,000.00	Net Exemptions	\$119,000.00
Benefited Project Amount	\$19,819,840.00	Total Exemptions Net of RPTL Section 485-b		Pilot payment Information	
Bond/Note Amount				Actual Payment Made	\$0.00
Annual Lease Payment	\$0.00			Payment Due Per Agreement	\$0.00
Federal Tax Status of Bonds		County PILOT	\$0.00	County PILOT	\$0.00
Not For Profit		Local PILOT	\$0.00	Local PILOT	\$0.00
Date Project approved	12/10/2021	School District PILOT	\$0.00	School District PILOT	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	Total PILOT	\$0.00
Date IDA Took Title to Property	12/1/2021	Net Exemptions	\$119,000.00	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	Current # of FTEs	0.00
Address Line1	1115 Lochland Road	Original Estimate of Jobs to be Created	20.00	Annualized Salary Range of Jobs to be Created	22,880.00
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	To:	100,000.00
City	GENEVA	Original Estimate of Jobs to be Retained	0.00	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00
State	NY	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	Current # of FTEs	0.00
Zip - Plus4	14456	Current # of FTEs	0.00	# of FTE Construction Jobs during Fiscal Year	0.00
Province/Region		Net Employment Change	0.00	Project Status	
Country	United States			Current Year Is Last Year for Reporting	
Applicant Information				There is no Debt Outstanding for this Project	
Applicant Name	Lake's Edge Development Group, LLC			IDA Does Not Hold Title to the Property	
Address Line1	1095 Broad Street			The Project Receives No Tax Exemptions	
Address Line2					
City	MONTOURSVILLE				
State	PA				
Zip - Plus4	17754				
Province/Region					
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	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$3,859.30	
Original Project Code		Local Property Tax Exemption		\$12,251.78	
Project Purpose Category	Services	School Property Tax Exemption		\$12,147.87	
Total Project Amount	\$506,500.00	Mortgage Recording Tax Exemption		\$0.00	
Benefited Project Amount	\$138,248.00	Total Exemptions		\$28,258.95	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b			
Annual Lease Payment	\$0.00	Pilot payment Information			
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit		County PILOT		\$3,153.02	\$3,153.02
Date Project approved	5/7/2015	Local PILOT		\$10,382.75	\$10,382.75
Did IDA took Title to Property	Yes	School District PILOT		\$10,362.30	\$10,362.30
Date IDA Took Title to Property	5/8/2015	Total PILOT		\$23,898.07	\$23,898.07
Year Financial Assistance is Planned to End	2030	Net Exemptions		\$4,360.88	
Notes	Project Employment Information				
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	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$58,617.88	
Original Project Code			Local Property Tax Exemption	\$186,088.87	
Project Purpose Category	Services		School Property Tax Exemption	\$184,510.63	
Total Project Amount	\$8,366,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$8,366,000.00		Total Exemptions	\$429,217.38	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$0.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$0.00	\$0.00
Date Project approved	1/1/1996		Local PILOT	\$0.00	\$175,780.50
Did IDA took Title to Property	Yes		School District PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	1/1/1997		Total PILOT	\$0.00	\$175,780.50
Year Financial Assistance is Planned to End	2026		Net Exemptions	\$429,217.38	
Notes	hotel	Project Employment Information			
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	State Sales Tax Exemption	\$0.00			
Project Type	Lease	Local Sales Tax Exemption	\$0.00			
Project Name	Wine Country Hospitality	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	
Not For Profit				Local PILOT	\$23,590.39	
Date Project approved	4/29/2015			School District PILOT	\$27,912.49	
Did IDA took Title to Property	Yes			Total PILOT	\$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 it's 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.