

Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

 Run Date: 03/11/2024  
 Status: CERTIFIED  
 Certified Date: 03/11/2024

**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=43">https://cityofgenevany.com/Archive.aspx?AMID=43</a>

Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

 Run Date: 03/11/2024  
 Status: CERTIFIED  
 Certified Date: 03/11/2024

**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/AgendaCenter/Industrial-Development-Agency-IDA-8">https://cityofgenevany.com/AgendaCenter/Industrial-Development-Agency-IDA-8</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>

Annual Report for Geneva Industrial Development Agency  
 Fiscal Year Ending: 09/30/2023

Run Date: 03/11/2024  
 Status: CERTIFIED  
 Certified Date: 03/11/2024

**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>	



Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

Run Date: 03/11/2024  
Status: CERTIFIED  
Certified Date: 03/11/2024

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	09/30/2024	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	09/30/2026	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	



Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

Run Date: 03/11/2024  
Status: CERTIFIED  
Certified Date: 03/11/2024

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	09/30/2027	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	



Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

Run Date: 03/11/2024  
Status: CERTIFIED  
Certified Date: 03/11/2024

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	09/30/2027	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	



Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

Run Date: 03/11/2024

Status: CERTIFIED

Certified Date: 03/11/2024

**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	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
Falkenstein, Emma	Planning Associate	Administrative and Clerical				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
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



Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

Run Date: 03/11/2024  
Status: CERTIFIED  
Certified Date: 03/11/2024**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

**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



Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

Run Date: 03/11/2024  
Status: CERTIFIED  
Certified Date: 03/11/2024

**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

Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

 Run Date: 03/11/2024  
 Status: CERTIFIED  
 Certified Date: 03/11/2024

**Summary Financial Information**
SUMMARY STATEMENT OF NET ASSETS

			<b>Amount</b>
<b>Assets</b>			
<b>Current Assets</b>			
	Cash and cash equivalents		\$302,829.00
	Investments		\$130,000.00
	Receivables, net		\$50,237.00
	Other assets		\$0.00
	Total current assets		\$483,066.00
<b>Noncurrent Assets</b>			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$336,367.00
	Other assets		\$122,709.00
	<b>Capital Assets</b>		
	Land and other nondepreciable property		\$805,227.00
	Buildings and equipment		\$2,549,661.00
	Infrastructure		\$0.00
	Accumulated depreciation		\$0.00
	Net Capital Assets		\$3,354,888.00
	Total noncurrent assets		\$3,813,964.00
<b>Total assets</b>			\$4,297,030.00
<b>Liabilities</b>			
<b>Current Liabilities</b>			
	Accounts payable		\$5,597.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$386,604.00
	Bonds and notes payable		\$25,577.00
	Other long-term obligations due within one year		\$10,845.00
	Total current liabilities		\$428,623.00
<b>Noncurrent Liabilities</b>			

Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

Run Date: 03/11/2024

Status: CERTIFIED

Certified Date: 03/11/2024

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$410,224.00
	Long term leases		\$0.00
	Other long-term obligations		\$195,355.00
	Total noncurrent liabilities		\$605,579.00
<b>Total liabilities</b>			\$1,034,202.00
<b>Net Asset (Deficit)</b>			
<b>Net Assets</b>			
	Invested in capital assets, net of related debt		\$2,895,087.00
	Restricted		\$0.00
	Unrestricted		\$367,741.00
	<b>Total net assets</b>		<b>\$3,262,828.00</b>

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

			<b>Amount</b>
<b>Operating Revenues</b>			
	Charges for services		\$500.00
	Rental and financing income		\$301,484.00
	Other operating revenues		\$5,954.00
	<b>Total operating revenue</b>		<b>\$307,938.00</b>
<b>Operating Expenses</b>			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$137,729.00
	Supplies and materials		\$0.00
	Depreciation and amortization		\$140,816.00
	Other operating expenses		\$185,195.00
	<b>Total operating expenses</b>		<b>\$463,740.00</b>
<b>Operating income (loss)</b>			<b>(\$155,802.00)</b>
<b>Nonoperating Revenues</b>			
	Investment earnings		\$1,810.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

 Run Date: 03/11/2024  
 Status: CERTIFIED  
 Certified Date: 03/11/2024

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$1,810.00
<b>Nonoperating Expenses</b>			
	Interest and other financing charges		\$21,228.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$841.00
	Total nonoperating expenses		\$22,069.00
	Income (loss) before contributions		(\$176,061.00)
<b>Capital contributions</b>			\$0.00
<b>Change in net assets</b>			(\$176,061.00)
<b>Net assets (deficit) beginning of year</b>			\$3,438,889.00
<b>Other net assets changes</b>			\$0.00
<b>Net assets (deficit) at end of year</b>			\$3,262,828.00

Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

Run Date: 03/11/2024  
Status: CERTIFIED  
Certified Date: 03/11/2024

**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**

Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

 Run Date: 03/11/2024  
 Status: CERTIFIED  
 Certified Date: 03/11/2024

**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	460,151.00	0.00	24,350.00	435,801.00	
	Conduit Debt - Pilot Increment Financing						
<b>TOTALS</b>		0.00	460,151.00	0.00	24,350.00	435,801.00	



Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

Run Date: 03/11/2024  
Status: CERTIFIED  
Certified Date: 03/11/2024

**Real Property Acquisition/Disposal List**

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.



Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

Run Date: 03/11/2024  
Status: CERTIFIED  
Certified Date: 03/11/2024

**Personal Property**

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

Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

Run Date: 03/11/2024  
Status: CERTIFIED  
Certified Date: 03/11/2024

**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/Archive.aspx?AMID=43">https://cityofgenevany.com/Archive.aspx?AMID=43</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

Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

Run Date: 03/11/2024

Status: CERTIFIED

Certified Date: 03/11/2024

**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	\$39,720.13	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$100,764.18	
Original Project Code		School Property Tax Exemption	\$125,354.39	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$495,000.00	Total Exemptions	\$265,838.70	
Benefited Project Amount	\$180,000.00	Total Exemptions Net of RPTL Section 485-b		
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	\$1,752.70	\$1,752.70
Not For Profit	No	Local PILOT	\$4,446.34	\$4,446.34
Date Project approved	7/29/2020	School District PILOT	\$5,300.96	\$5,300.96
Did IDA took Title to Property	Yes	Total PILOT	\$11,500.00	\$11,500.00
Date IDA Took Title to Property	1/15/2021	Net Exemptions	\$254,338.70	
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	0.00	
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	Yes	
Zip - Plus4	14564	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

 Run Date: 03/11/2024  
 Status: CERTIFIED  
 Certified Date: 03/11/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2012-02	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Geneva Shopping Center	County Real Property Tax Exemption	\$17,405.45		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$44,155.09		
Original Project Code		School Property Tax Exemption	\$54,930.58		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$5,083,640.00	Total Exemptions	\$116,491.12		
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	\$3,962.62 \$5,378.92
Not For Profit				Local PILOT	\$10,052.61 \$13,645.53
Date Project approved	11/13/2012			School District PILOT	\$11,984.77 \$16,975.55
Did IDA took Title to Property	Yes			Total PILOT	\$26,000.00 \$36,000.00
Date IDA Took Title to Property	11/15/2012			Net Exemptions	\$90,491.12
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	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-50.00		
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	Yes		
State	NJ	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	07052	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				



Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

Run Date: 03/11/2024  
Status: CERTIFIED  
Certified Date: 03/11/2024

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	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$439,627.51	
Original Project Code			Local Property Tax Exemption	\$1,115,270.98	
Project Purpose Category	Manufacturing		School Property Tax Exemption	\$1,387,438.60	
Total Project Amount	\$55,375,600.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$55,375,600.00		Total Exemptions	\$2,942,337.09	
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	\$147,776.17	\$147,776.17
Date Project approved	1/1/1997		Local PILOT	\$405,952.31	\$405,952.31
Did IDA took Title to Property	Yes		School District PILOT	\$502,081.35	\$502,081.35
Date IDA Took Title to Property	1/1/1997		Total PILOT	\$1,055,809.83	\$1,055,809.83
Year Financial Assistance is Planned to End	2022		Net Exemptions	\$1,886,527.26	
Notes	Glass manufacturing		Project Employment Information		
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	227.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	227.00	
Applicant Name	Guardian Industries		Project Status		
Address Line1	2300 Harmon Road				
Address Line2					
City	AUBURN HILLS		Current Year Is Last Year for Reporting		
State	MI		There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	48326		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

 Run Date: 03/11/2024  
 Status: CERTIFIED  
 Certified Date: 03/11/2024

<b>General Project Information</b>		<b>Project Tax Exemptions &amp; PILOT</b>	<b>Payment Information</b>	
<b>Project Code</b>	3201-21-02A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Lake's Edge Inn & Suites, LLC Project	<b>Local Sales Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>County Real Property Tax Exemption</b>	\$4,662.00	
<b>Original Project Code</b>		<b>Local Property Tax Exemption</b>	\$11,826.81	
<b>Project Purpose Category</b>	Retail Trade	<b>School Property Tax Exemption</b>	\$14,712.99	
<b>Total Project Amount</b>	\$25,210,743.00	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Benefited Project Amount</b>	\$19,819,840.00	<b>Total Exemptions</b>	\$31,201.80	
<b>Bond/Note Amount</b>		<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Annual Lease Payment</b>	\$0.00	<b>Pilot payment Information</b>		
<b>Federal Tax Status of Bonds</b>			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Not For Profit</b>			<b>County PILOT</b>	\$0.00
<b>Date Project approved</b>	12/10/2021		<b>Local PILOT</b>	\$0.00
<b>Did IDA took Title to Property</b>	Yes		<b>School District PILOT</b>	\$0.00
<b>Date IDA Took Title to Property</b>	12/1/2021		<b>Total PILOT</b>	\$0.00
<b>Year Financial Assistance is Planned to End</b>	2038		<b>Net Exemptions</b>	\$31,201.80
<b>Project Employment Information</b>				
<b>Notes</b>	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.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	1115 Lochland Road	<b>Original Estimate of Jobs to be Created</b>	20.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00	
<b>City</b>	GENEVA	<b>Annualized Salary Range of Jobs to be Created</b>	22,880.00	<b>To:</b> 100,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	14456	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Lake's Edge Development Group, LLC			
<b>Address Line1</b>	1095 Broad Street	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	MONTOURSVILLE	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	PA	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	17754	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

 Run Date: 03/11/2024  
 Status: CERTIFIED  
 Certified Date: 03/11/2024

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		\$4,335.42	
Original Project Code		Local Property Tax Exemption		\$12,987.34	
Project Purpose Category	Services	School Property Tax Exemption		\$13,682.34	
Total Project Amount	\$506,500.00	Mortgage Recording Tax Exemption		\$0.00	
Benefited Project Amount	\$138,248.00	Total Exemptions		\$31,005.10	
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		\$3,542.01	\$3,542.01
Date Project approved	5/7/2015	Local PILOT		\$10,610.57	\$10,610.57
Did IDA took Title to Property	Yes	School District PILOT		\$10,712.65	\$10,712.65
Date IDA Took Title to Property	5/8/2015	Total PILOT		\$24,865.23	\$24,865.23
Year Financial Assistance is Planned to End	2030	Net Exemptions		\$6,139.87	
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		55.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		25.00	
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				

Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

 Run Date: 03/11/2024  
 Status: CERTIFIED  
 Certified Date: 03/11/2024

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	\$65,849.55	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$197,261.11	
Original Project Code			School Property Tax Exemption	\$207,817.33	
Project Purpose Category	Services		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,366,000.00		Total Exemptions	\$470,927.99	
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	\$380,857.75	\$380,857.75
Date Project approved	1/1/1996		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$380,857.75	\$380,857.75
Date IDA Took Title to Property	1/1/1997		Net Exemptions	\$90,070.24	
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	21.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	-87.00	
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	Yes	
Zip - Plus4	14456		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

 Run Date: 03/11/2024  
 Status: CERTIFIED  
 Certified Date: 03/11/2024

<b>General Project Information</b>		<b>Project Tax Exemptions &amp; PILOT</b>		<b>Payment Information</b>	
<b>Project Code</b>	2015-01	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Type</b>	Lease	<b>Local Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Wine Country Hospitality	<b>County Real Property Tax Exemption</b>	\$39,720.13		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$100,764.18		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$125,354.39		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$9,200,000.00	<b>Total Exemptions</b>	\$265,838.70		
<b>Benefited Project Amount</b>	\$9,200,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				County PILOT	\$11,775.49
<b>Not For Profit</b>				Local PILOT	\$29,872.72
<b>Date Project approved</b>	4/29/2015			School District PILOT	\$35,614.42
<b>Did IDA took Title to Property</b>	Yes			Total PILOT	\$77,262.63
<b>Date IDA Took Title to Property</b>	5/1/2015			Net Exemptions	\$77,262.63
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	18.00		
<b>Address Line1</b>	383 Hamilton St	<b>Original Estimate of Jobs to be Created</b>	18.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00		
<b>City</b>	GENEVA	<b>Annualized Salary Range of Jobs to be Created</b>	20,000.00	<b>To:</b>	60,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	18.00		
<b>Zip - Plus4</b>	14456	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	40,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	16.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-2.00		
<b>Applicant Name</b>	Wine Country Hospitality				
<b>Address Line1</b>	2580 Baird Rd	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	PENFIELD	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14526	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

Annual Report for Geneva Industrial Development Agency  
Fiscal Year Ending: 09/30/2023

Run Date: 03/11/2024  
Status: CERTIFIED  
Certified Date: 03/11/2024

**IDA Projects Summary Information:**

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
7	\$4,123,640.50	\$1,576,295.44	\$2,547,345.06	113



Annual Report for Geneva Industrial Development Agency

Fiscal Year Ending: 09/30/2023

Run Date: 03/11/2024  
Status: CERTIFIED  
Certified Date: 03/11/2024

**Additional Comments**

Geneva Shopping Center - these properties were foreclosed by the bank, and as such the incentives were terminated. The 2022/23 report is the last for this project.

A number of projects were reassessed, so figures of PILOTS and actual tax liabilities have changed more substantially than would have been expected.