

CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

Lakeview Community Resources, Inc.

(Applicant Name)

David West
Executive Director

47 Castle Street

Geneva, NY 14456

Phone: 585-381-9250

<https://cityofgenevany.com/295/Industrial-Development-Agency-IDA>

Updated Feb. 2024

CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

Each applicant seeking assistance must complete this application and provide required supplemental forms/documentation.

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law, except for information that is considered deniable by the Freedom of Information Law. This form is available at <http://visitgenevany.com/do-business/industrial-development-agency>.

Please send complete application via email to dwest@geneva.ny.us. A **non-refundable** application fee of \$500.00 is required. Please see page 16 for additional information on costs and fees.

I. APPLICANT

A) Applicant Information

Company Name: Lakeview Community Resources, Inc.

Mailing Address: 600 West Washington Street, Geneva, NY 14456

Phone No.: 315-789-5501 ext 2217

Email: clovejoy@lakeviewhs.org

Fax No.: 315-620-7172

Fed Id. No.: 16-1447658

Contact Person: Cathy Lovejoy

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):

--

Corporate Structure (attach schematic if applicant is a subsidiary or otherwise affiliated with another entity)

Form of Entity

☒ Corporation

Date of Incorporation: 9/24/1993

State of Incorporation: New York

☐ Partnership

General or Limited
Number of general partners
If applicable, number of limited partners

Date of formation
Jurisdiction of Formation

☐ Limited Liability Company/Partnership (number of members)

Date of organization:
State of Organization:

☐ Sole Proprietorship

If a foreign organization, is the applicant authorized to do business in the State of New York?

If any of the above persons, or a group of them, owns more than a 50% interest in the company, list all other organizations which are related to the company by virtue of such persons having more than a 50% interest in such organizations.

Is the company related to any other organization by reason of more than 50% common ownership? If so, indicate name of related organization and relationship.

Has the company (or any related corporation or person) made a public offering or private placement of its stock within the last year? If so, please provide offering statement used.

B) Applicant's Counsel

Name: Heather Sunser

Firm: Barclay Damon

Address: 125 E Jefferson Street, Syracuse, NY 13202

Phone No.: 315-425-2796

Email: hsunser@barclaydamon.com

Fax No.: 315-425-8578

II. PROJECT INFORMATION

A) Project Address: 218 Genesee Street, Geneva, NY 14456

Tax Map Number 104.42-2-44.110
(Section/Block/Lot)

B) Are utilities on site?

Water ☒ Electric ☒
Gas ☒ Sanitary/Storm Sewer ☒

C) Present legal owner of the site Finger Lakes Publishing Inc.
If other than from applicant, by what means will the site be acquired for this project? Purchase and Sale Agreement to acquire property

D) Zoning of Project Site: Current: CB-5 Zoning District Proposed: CB-5 Zoning District

E) Are any variances needed? Yes, parking and frontage requirements

F) Furnish a copy of any environmental application presently in process of completion concerning this project, providing name and address of the agency, and copy all pending or completed documentation and determinations.

G) Statement describing project (i.e. land acquisition, construction of manufacturing facility, etc.) (please attach additional pages, if needed):

Lakeview will acquire land, demolish existing building and build a 5 story building with 74 apartment units, offices and common area spaces.

H) Principal use of project upon completion:

<input type="checkbox"/> manufacturing	<input type="checkbox"/> warehousing	<input type="checkbox"/> research	<input type="checkbox"/> offices
<input type="checkbox"/> industrial	<input type="checkbox"/> recreation	<input type="checkbox"/> retail	<input checked="" type="checkbox"/> residential
<input type="checkbox"/> training	<input type="checkbox"/> data process	<input type="checkbox"/> other	

If other, explain:

I) Inter-Municipal Move Determination

Will the project result in the removal of a plant or facility of the applicant from one area of the State of New York to another?

☐ Yes or ☒ No

Will the project result in the removal of a plant or facility of another proposed occupant of the project from one area of the State of New York to another area of the State of New York?

☐ Yes or ☒ No

Will the project result in the abandonment of one or more plants or facilities located in the State of New York?

☐ Yes or ☒ No

If Yes to any of the questions above, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

Project Data

1. Project site (land)

(a) Indicate approximate size (in acres or square feet) of project site.

1.04 acres

(b) Are there buildings now on the project site? ☒ Yes ☐ No

(c) Indicate the present use of the project site.

Offices. Newspaper staff will be relocating to a smaller location.

(d) Indicate relationship to present user of project.

None

2. Does the project involve acquisition of an existing building or buildings? If yes, indicate number, size and approximate age of buildings:

There is a two-story office building attached to one-story buildings. It was built in 1900 and approximately 6988 SF.

3. Does the project consist of the construction of a new building or buildings? If yes, indicate number and size of new buildings:

One new 5-story building

4. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation:

No. The current building will be demolished

5. What will the building or buildings to be acquired, constructed or expanded be used for by the company? (Include description of products to be manufactured, assembled or processed, and services to be rendered. . .

Housing and support services

. . .including the percentage of building(s) to be used for office space and an estimate of the percentage of the functions to be performed at such office not related to the day-to-day operations of the facilities being financed.)

Majority of the building is housing units with ~10% office space.

6. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.

No retail or commercial leasable space.

7. List principal items or categories of equipment to be acquired as part of the project.

Construction of 5-story apartment building and office.

8. Has construction work on this project begun?

Complete the following

(a) site clearance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="text" value="0"/> % complete
(b) foundation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="text" value="0"/> % complete
(c) footings	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="text" value="0"/> % complete
(d) steel	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="text" value="0"/> % complete
(e) masonry work	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="text" value="0"/> % complete
(f) other (describe below)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="text" value="0"/> % complete

9. Project Timeline

(a)	Proposed Date of Acquisition:	<input type="text" value="11/2025"/>
(b)	Proposed Commencement Date of Construction:	<input type="text" value="6/2026"/>
(c)	Anticipated Completion Date:	<input type="text" value="1/2028"/>

[Remainder of Page Left Blank Intentionally]

III. ESTIMATED PROJECT COSTS

- A) Estimate the costs necessary for the construction, acquisition, rehabilitation, improvements and/or equipment of the project by the Applicant.

Building Construction or Renovation

- | | | |
|--------------|-------|------------|
| a. Materials | a. \$ | 12,689,696 |
| b. Labor | b. \$ | 13,000,000 |

Site Work

- | | | |
|---|-------|-----------|
| c. Materials | c. \$ | |
| d. Labor | d. \$ | |
| e. Non-Manufacturing Equipment | e. \$ | |
| f. Manufacturing Equipment | f. \$ | |
| g. Equipment Furniture and Fixtures | g. \$ | |
| h. Land and/or Building Purchase | h. \$ | 1,100,000 |
| i. Soft Costs (Legal, Architect, Engineering) | i. \$ | 8,026,918 |
| Other (specify): | | |
| j. Developer Fee/Op Reserve | j. \$ | 4,148,812 |
| k. | k. \$ | |
| l. | l. \$ | |

Total Project Costs (must equal Total Sources) \$ 38,192,063

Percent of construction labor and materials to be 10 %
procured in Ontario County:

- B) Sources of Funds of Project Costs:

- | | | |
|--|-------|------------|
| a. Tax-Exempt Industrial Revenue Bond | a. \$ | |
| b. Taxable Industrial Revenue Bond | b. \$ | |
| c. Bank Financing | c. \$ | |
| d. Public Sources | d. \$ | |
| Identify each state and federal grant/credit | | |
| e. OMH | e. \$ | 12,750,000 |
| f. LIHTC/SLIHC | f. \$ | 18,733,127 |
| g. HCR SHOP | g. \$ | 6,060,000 |
| h. Sponsor Loan | h. \$ | 648,936 |

Total Sources (must equal Total Project Costs) \$ 38,192,063

- C) Has the applicant made any arrangements for the financing of this project?

☒ Yes or ☐ No

If yes, please specify bank, underwriter, etc

In communication with NYS HCR and plan to submit application in 2025 round. Conditional OMH capital award

IV. FINANCIAL ASSISTANCE REQUESTED (Check all that apply)

A) Benefits Requested:

☐ Sales Tax Exemption ☐ IRB ☐ MRT Exemption ☒ Real Property Agreement

B) Value of Incentives:

IDA PILOT Benefit: Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted under the heading "Real Property Tax Benefit (Detailed)" of the Application.

Estimated duration of Property Tax exemption:

Sales and Use Tax:

Estimated value of Sales Tax exemption: \$

Estimated duration of Sales Tax exemption:

Mortgage Recording Tax Exemption Benefit:

Estimated value of Mortgage Recording Tax exemption: \$

IRB Benefit:

☐ IRB inducement amount, if requested: \$

Is a purchaser for the Bonds in place?

☐ Yes or ☐ No

Percentage of Project Costs financed from Public Sector sources:

Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above under the heading "Estimated Project Costs" (Section II(I)) of the Application.

C) Likelihood of Undertaking Project without Receiving Financial Assistance

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

☒ Yes or ☐ No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

V. EMPLOYMENT PLAN

Job Category	Average Salary or Salary Range	Average Fringe Benefits or Range of Fringe Benefits	Current Number of FTE jobs to be Retained	Jobs to be Created as a Result of the Project					
				Year 1		Year 2		Year 3	
				Full time (FTE)	Part time (PTE)	Full time (FTE)	Part time (PTE)	Full time (FTE)	Part time (PTE)
Management	40k	10k	0	1	0	0	0	0	0
Professional	40k-65k	12k-25k	0	4	3	0	0	0	0
Administrative	35k-40k	10k	0	2	2	0	0	0	0
Production									
Independent Contractor									
Other									

What percentage of the total jobs to be created will be filled by residents of the Labor Market Area? ** 100 %

** For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor Marker Area, in the fourth column. The Labor Marker Area includes 100 (or six other contiguous counties, including Ontario County, chosen at the Agency's discretion).

VI. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A) Job Listings In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the

proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entity") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the project is located.

- B) First Consideration for Employment In accordance with Section 858-b(2) of the General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the proposed project.
- C) A liability and contract liability policy for a minimum of three million dollars will be furnished by the Applicant insuring the Agency.
- D) Annual Sales Tax Filings In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.
- E) Annual Employment Reports The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.
- F) Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- G) Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- H) False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the

immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

- I) Recapture: Should the Applicant not expend or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- J) Absence of Conflicts of Interest The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described.

The Applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

STATE OF NEW YORK)
COUNTY OF ONTARIO) ss.:

[Signature]

, being first duly sworn, deposes and says:

1. That I am the President/CEO (Corporate Office) of Adriano Community Services (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

[Signature]
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 8th day of May, 2025

[Signature]
(Notary Public)

KARY TRUNZO
NOTARY PUBLIC, State Of New York
Qualified In Ontario County
No. 01TR6159142
Commission Expires January 16, 2027

This Application should be submitted to the City of Geneva Industrial Development Agency,
c/o Frank Cecere, Chairman, 47 Castle Street, Geneva, NY 14456.

The Agency will collect an administrative fee at the time of closing.
SEE ATTACHED FEE SCHEDULE

IDA and Bond Counsel
RUSSELL GAENZLE, ESQ.
Harris Beach PLLC
99 Garnsey Road
Pittsford, New York 14534
Tel: (585) 419-8633
Fax: (585) 419-8817


Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.

Attach the following Financial Information of the Company

1. Financial statements for last two fiscal years (unless included in company's Annual Reports).
2. Company's annual reports (or Form 10-K's) for the two most recent fiscal years.
3. Quarterly reports (Form 10Q's) and current reports (Form 8-K's) since the most recent Annual Report, if any.
4. In addition, please attach the financial information described above in items 1, 2 and 3 of any expected Guarantor of the proposed bond issue, if different from the company.

HOLD HARMLESS AGREEMENT

Applicant hereby releases the CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in processing of the Application, including attorneys' fees, if any.


(Applicant Signature)

By: Lakeview Community Resources

Name: Cathy Lovejoy

Title: CEO


(Notary Public)

Sworn to before me this 8th day
of May 2025

KARY TRUNZO
NOTARY PUBLIC, State Of New York
Qualified In Ontario County
No. 01TR6159142
Commission Expires January 16, 2027

Real Property Tax Benefits (Detailed):

** This section of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
TOTAL							

*Estimates provided are based on current property tax rates and assessment values

Cost Benefit Analysis:

To be completed/calculated by AGENCY

	<u>Costs =</u> <u>Financial Assistance</u>	<u>Benefits =</u> <u>Economic Development</u>
*Estimated Sales Tax Exemption	\$ <input style="width: 150px;" type="text"/>	New Jobs Created Permanent <input style="width: 40px;" type="text"/> Temporary <input style="width: 40px;" type="text"/>
		Existing Jobs Retained Permanent <input style="width: 40px;" type="text"/> Temporary <input style="width: 40px;" type="text"/>
Estimated Mortgage Tax Exemption	\$ <input style="width: 150px;" type="text"/>	Expected Yearly Payroll \$ <input style="width: 100px;" type="text"/>
Estimated Property Tax Abatement	\$ <input style="width: 150px;" type="text"/>	Expected Gross Receipts \$ <input style="width: 100px;" type="text"/>
		Additional Revenues to School Districts <input style="width: 280px; height: 20px;" type="text"/> <input style="width: 280px; height: 20px;" type="text"/> <input style="width: 280px; height: 20px;" type="text"/>
		Additional Revenues to Municipalities <input style="width: 280px; height: 20px;" type="text"/> <input style="width: 280px; height: 20px;" type="text"/> <input style="width: 280px; height: 20px;" type="text"/>
		Other Benefits <input style="width: 150px;" type="text"/>
Estimated Interest Savings IRB Issue	\$ <input style="width: 150px;" type="text"/>	Private Funds invested \$ <input style="width: 100px;" type="text"/>
		Likelihood of accomplishing proposed project within three (3) years <input type="checkbox"/> Likely or <input type="checkbox"/> Unlikely

* Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is a potential for a recapture of sales tax exemptions (see "Recapture" on page 11).

\$ (to be used on the NYS ST-60)

**FEE SCHEDULE FOR THE
CITY OF GENEVA IDA IS AS FOLLOWS:**

Application Fee: **\$500 non-refundable, due at application.**

Closing Fees/Expenses:

Transaction Type	Fees
Lease/Leaseback including any/all of the following: 1. PILOT Agreement 2. Sales Tax Exemption* 3. Mortgage Tax Exemption	IDA Administrative Fee: • 1% of the total project cost IDA Transaction Counsel Fee: • 1/3 of the IDA fee
Sales Tax Exemption* and/or Mortgage Recording Tax Exemption	IDA Administrative Fee: • 1% of total project costs, with a minimum of \$1,000 and a maximum of 10% of the estimated benefit IDA Transition Counsel Fee: • Sales tax only - \$2,000 • Sales tax & Mortgage - \$4,000
Bond: Taxable or Tax-Exempt with Lease/Leaseback including any/all of the following: 1. PILOT Agreement 2. Sales Tax Exemption* 3. Mortgage Tax Exempt	IDA Administrative Fee: • 1% of total project cost IDA Transition Counsel Fee: • 1/3 of the IDA fee. Designated Bond Counsel fee is based on the complexity and amount of the transaction.
Bond: Taxable or Tax-Exempt Bond Only	IDA Administrative Fee: • 1% of principal amount of the bond IDA Transition Counsel Fee: • 1/3 of the IDA fee. Designated Bond Counsel fee is based on the complexity and amount of the transaction.

* If the sales tax benefits are required prior to closing, a non-refundable twenty-five percent (25%) of the IDA Administrative Fee and IDA Transaction Counsel Fees are payable at that time. This amount will be applied towards the IDA Administrative Fee and IDA Transaction Counsel Fee.

NOTE: IDA reserves the right to seek additional IDA, Transaction Counsel and Bond Counsel fees for exceptionally complex/large transactions.

Please make all Checks payable to:

City of Geneva Industrial Development Agency

Mail to:
47 Castle Street
Geneva, NY 14456

INITIAL RESOLUTION
(Lakeview Community Resources, Inc. Project)

A special meeting of the City of Geneva Industrial Development Agency was convened on Friday, May 16, 2025.

The following resolution was duly offered and seconded, to wit:

Resolution No. 05/2025 - 1

RESOLUTION OF THE CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") (i) ACCEPTING AN APPLICATION OF LAKEVIEW COMMUNITY RESOURCES, INC. WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW, THE "PROJECT"), (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT, AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 552 of the Laws of 1981 of the State of New York, as amended (hereinafter collectively called the "Act"), the **CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **LAKEVIEW COMMUNITY RESOURCES, INC.**, for itself or on behalf of an entity formed or to be formed by it or on its behalf (the "Company") has submitted an application (the "Application") to the Agency, a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold or other interest in approximately 1.04 acres of real property located at 218 Genesee Street in the City of Geneva, Ontario County, New York and all other lands in the City of Geneva where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land", being more particularly described as tax parcel No. 104.42-2-44.110) and the existing improvements located thereon consisting of an approximately 7,000 square foot building (the "Existing Improvements"); (ii) the demolition of the Existing Improvements and the the planning, design, construction and operation of a five-story building comprised of approximately seventy-four (74) residential rental units, office space and common areas, along with utility and site improvements, parking lots, access and egress improvements, signage, curbage, landscaping and stormwater retention improvements (collectively, the "Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land, the Existing Improvements and the Improvements, the "Facility"); and

WHEREAS, pursuant to Article 18-A of the Act, the Agency desires to adopt a resolution describing the Project and the Financial Assistance (as defined below) that the Agency is contemplating with respect to the Project; and

WHEREAS, it is contemplated that the Agency will (i) hold a public hearing, (ii) designate the Company as agent of the Agency for the purpose of undertaking the Project pursuant to a project agreement (the "Project Agreement"), (iii) negotiate and enter into a lease agreement (the "Lease Agreement"), a leaseback agreement (the "Leaseback Agreement"), a tax agreement (the "Tax Agreement") and related documents, (iv) take a leasehold interest in the Land, the Improvements, the Equipment and the personal property constituting the Project (once the Lease Agreement, the Leaseback Agreement and the Tax Agreement have been negotiated), and (v) provide Financial Assistance to the Company in the form of a partial real property tax abatement structured through the Tax Agreement (the "Financial Assistance").

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Company has presented an Application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Application, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of acquiring, constructing and equipping the Project; and

(C) The Agency has the authority to take the actions contemplated herein under the Act; and

(D) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing employment opportunities in City of Geneva, New York, and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a facility or a commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries.

Section 2. The Agency is hereby authorized to conduct a public hearing in compliance with the Act.

Section 3. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 4. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
Anne Nenneau	[✓]	[]	[]	[]
R.J. Passalacqua	[✓]	[]	[]	[]
Irene Rodriguez	[✓]	[]	[]	[]
Lowell Dewey	[✓]	[]	[]	[]
Catherine Price	[✓]	[]	[]	[]
Jan Regan	[✓]	[]	[]	[]
Joshua Kayn	[✓]	[]	[]	[]

The Resolutions were thereupon duly adopted.

CERTIFICATION

(Lakeview Community Resources, Inc. Project)

STATE OF NEW YORK)
COUNTY OF ONTARIO) ss.:

I, the undersigned Secretary of the City of Geneva Industrial Development Agency, DO
HEREBY CERTIFY:


That I have compared the annexed extract of minutes of the meeting of the City of Geneva Industrial Development Agency (the "Agency"), including the resolution contained therein, held on May 16, 2025, with the original thereof on file at the Agency's office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this 26 day of June, 2025.


Secretary

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law (the "Act") will be held by the City of Geneva Industrial Development Agency (the "Agency") on July 10, 2025 at 6:00 p.m. at the City of Geneva City Hall, Council Chambers located at 47 Castle Street, Geneva, New York 14456 in connection with the matter described below.

LAKEVIEW COMMUNITY RESOURCES, INC., for itself or on behalf of an entity formed or to be formed by it or on its behalf (the "Company") has submitted an application (the "Application") to the Agency, a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold or other interest in approximately 1.04 acres of real property located at 218 Genesee Street in the City of Geneva, Ontario County, New York and all other lands in the City of Geneva where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land", being more particularly described as tax parcel No. 104.42-2-44.110) and the existing improvements located thereon consisting of an approximately 7,000 square foot building (the "Existing Improvements"); (ii) the demolition of the Existing Improvements and the planning, design, construction and operation of a five-story building comprised of approximately seventy-four (74) residential rental units, office space and common areas, along with utility and site improvements, parking lots, access and egress improvements, signage, curbage, landscaping and stormwater retention improvements (collectively, the "Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land, the Existing Improvements and the Improvements, the "Facility").

The Agency is contemplating providing financial assistance to the Company with respect to the Project (collectively, the "Financial Assistance") in the form of: (A) an exemption from all State and local sales and use taxes with respect to qualifying personal property included in or incorporated into the Facility or used in the construction and equipping of the Facility; (B) mortgage recording tax exemption for project financing; and (C) a partial real property tax abatement through a payment-in-lieu-of-tax agreement (the "PILOT Agreement"), pursuant to which the Company would make payments in lieu of real property taxes to the Agency for the benefit of each affected tax jurisdiction (the "Affected Tax Jurisdictions").

In accordance with Section 859-a of the Act, a representative of the Agency will be at the above-stated time and place to present a copy of the Company's project Application (including a cost-benefit analysis), which is also available for viewing on the Agency's website at: <https://www.cityofgenevany.gov/295/Industrial-Development-Agency-IDA>. The Agency will also live stream the public hearing through its webpage and also encourages all interested parties to submit written comments to the Agency, which will all be included within the public hearing record. Any written comments may be sent to City of Geneva Industrial Development Agency, City Hall, 47 Castle Street, Geneva, New York 14456, Attn: Adam Blowers and/or via email at ACBlowers@cityofgenevany.gov.

Dated: June 28, 2025

CITY OF GENEVA INDUSTRIAL
DEVELOPMENT AGENCY

MRB Cost Benefit Calculator

City of Geneva Industrial Development Agency

Date June 4, 2025
Project Title Lakeview Community Resources
Project Location 218 Genesee St, Geneva, NY 14456



Cost-Benefit Analysis Tool powered by MRB Group

Construction Phase - Project Assumptions

Project Costs

Project Costs

Enter total construction project costs: \$38,192,063 <- as defined by NYS Labor Law 224-a

Local Construction Spending

In-region construction spending \$3,819,206

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Residential Remodelers	236118	100%	\$3,819,206
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
Most projects will only have one line related to construction type.		100%	\$3,819,206

New Household Spending - Residential and Mixed-Use Projects Only

Unit Types and Household Income Brackets

Unit Type 1

Description 6 units at 50%, 10 at 60%, 37 of supportive (refer to notes)*
Unit Count 53
Target Income (HH) \$40,000 - \$49,999

Unit Type 2

Description remaining of 74 units (refer to notes)*
Unit Count 21
Target Income (HH) \$50,000 - \$69,999

% Net New (See Instructions) 100%

Total Units 74

Total Local Household Spending \$2,187,525

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

NAICS Lookup

Year 1 - Enter NAICS

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Lessors of Residential Buildings and Dwellin	531110	1	\$40,000	\$40,000
Residential Mental Health and Substance A	623220	5.5	\$52,500	\$288,750
Residential Property Managers	531311	3	\$37,500	\$112,500
0				\$0
0				\$0
0				\$0
Total		9.5		\$441,250

Year 2

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Lessors of Residential Buildings and Dwellin	531110	1	\$40,000	\$40,000
Residential Mental Health and Substance A	623220	5.5	\$52,500	\$288,750
Residential Property Managers	531311	3	\$37,500	\$112,500
0	0			\$0
0	0			\$0
0	0			\$0
Total		9.5		\$441,250

Year 3+ (Full Employment)

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Lessors of Residential Buildings and Dwellin	531110	1	\$40,000	\$40,000
Residential Mental Health and Substance A	623220	5.5	\$52,500	\$288,750
Residential Property Managers	531311	3	\$37,500	\$112,500
0	0			\$0
0	0			\$0
0	0			\$0
Total		9.5		\$441,250

Fiscal Impact Assumptions

Estimated Costs of Incentives

	%	Value		
Sales Tax Exemption		\$0	PILOT Term (Years)	30
Local Sales Tax Rate	3.50%	\$0	Escalation Factor	2%
State Sales Tax Rate	4.00%	\$0	Public Discount Rate	2%
Mortgage Recording Tax Exemption		\$0		
Local	0.25%	\$0		
State	0.50%	\$0		
Total Costs		\$15,458,806	Includes PILOT exemption, calculated below.	

Property Tax Exemption

Year #	Year	Property Tax WITHOUT Project	Estimated PILOT	Property Tax on Full Assessment	Difference in Current vs. PILOT	Difference PILOT vs Full Taxes
1	2029	\$39,480	\$49,950	\$431,008	\$10,470	-\$381,058
2	2030	\$40,270	\$50,949	\$439,629	\$10,679	-\$388,680
3	2031	\$41,075	\$51,968	\$448,421	\$10,893	-\$396,453
4	2032	\$41,897	\$53,007	\$457,390	\$11,110	-\$404,382
5	2033	\$42,735	\$54,067	\$466,537	\$11,333	-\$412,470
6	2034	\$43,590	\$55,149	\$475,868	\$11,559	-\$420,719
7	2035	\$44,461	\$56,252	\$485,385	\$11,791	-\$429,134
8	2036	\$45,351	\$57,377	\$495,093	\$12,026	-\$437,716
9	2037	\$46,258	\$58,524	\$504,995	\$12,267	-\$446,471
10	2038	\$47,183	\$59,695	\$515,095	\$12,512	-\$455,400
11	2039	\$48,126	\$60,889	\$525,397	\$12,762	-\$464,508
12	2040	\$49,089	\$62,107	\$535,905	\$13,018	-\$473,798
13	2041	\$50,071	\$63,349	\$546,623	\$13,278	-\$483,274
14	2042	\$51,072	\$64,616	\$557,555	\$13,544	-\$492,940
15	2043	\$52,094	\$65,908	\$568,706	\$13,814	-\$502,798
16	2044	\$53,135	\$67,226	\$580,081	\$14,091	-\$512,854
17	2045	\$54,198	\$68,571	\$591,682	\$14,373	-\$523,111
18	2046	\$55,282	\$69,942	\$603,516	\$14,660	-\$533,574
19	2047	\$56,388	\$71,341	\$615,586	\$14,953	-\$544,245
20	2048	\$57,515	\$72,768	\$627,898	\$15,252	-\$555,130
21	2049	\$58,666	\$74,223	\$640,456	\$15,557	-\$566,233
22	2050	\$59,839	\$75,708	\$653,265	\$15,868	-\$577,557
23	2051	\$61,036	\$77,222	\$666,330	\$16,186	-\$589,108
24	2052	\$62,257	\$78,766	\$679,657	\$16,510	-\$600,891
25	2053	\$63,502	\$80,341	\$693,250	\$16,840	-\$612,908
26	2054	\$64,772	\$81,948	\$707,115	\$17,177	-\$625,167
27	2055	\$66,067	\$83,587	\$721,257	\$17,520	-\$637,670
28	2056	\$67,389	\$85,259	\$735,682	\$17,870	-\$650,423
29	2057	\$68,736	\$86,964	\$750,396	\$18,228	-\$663,432
30	2058	\$70,111	\$88,703	\$765,404	\$18,592	-\$676,700
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Total		\$1,601,643	\$2,026,376	\$17,485,182 Discounted- >	\$424,733 \$307,930	~\$15,458,806 ~\$11,207,599

Other Benefits to Public and Private Individuals - If Applicable

Year #	Year	Other Local Municipal Revenue	Other Payments to Private Individuals
1	2029		
2	2030		
3	2031		
4	2032		
5	2033		
6	2034		
7	2035		
8	2036		
9	2037		
10	2038		
11	2039		
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13	2041		
14	2042		
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Total		\$0	\$0

Notes

*Anticipated Unit Makeup:

6 targeting 50% AMI

20 targeting 60% AMI

11 targeting 80% AMI

37 supportive

Does the IDA believe the project can be accomplished in a timely fashion?

Yes

City of Geneva Industrial Development Agency

MRB Cost Benefit Calculator

Date June 4, 2025
 Project Title Lakeview Community Resources
 Project Location 218 Genesee St, Geneva, NY 14456

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

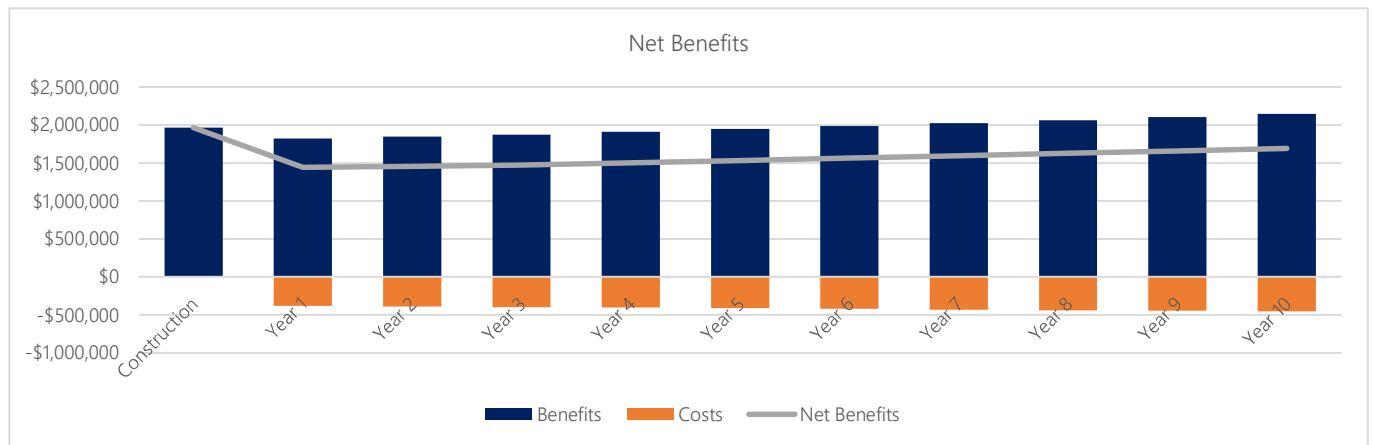
Construction Project Costs

\$38,192,063

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	28	6	34
Earnings	\$1,473,534	\$385,859	\$1,859,392
Local Spend	\$3,819,206	\$1,330,527	\$5,149,734

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	26	8	34
Earnings	\$48,219,405	\$20,490,956	\$68,710,361

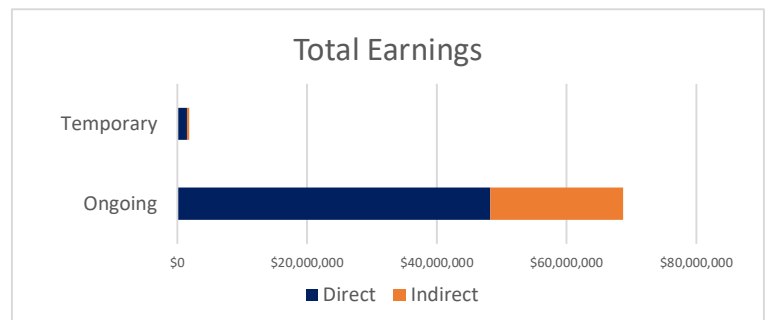
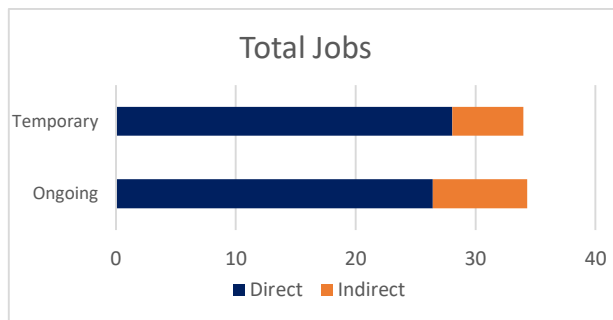
Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$15,458,806	\$11,207,599
Sales Tax Exemption	\$0	\$0
Local Sales Tax Exemption	\$0	\$0
State Sales Tax Exemption	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$15,458,806	\$11,207,599

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$71,540,893	\$52,390,698
To Private Individuals	\$70,569,753	\$51,683,437
Temporary Payroll	\$1,859,392	\$1,859,392
Ongoing Payroll	\$68,710,361	\$49,824,044
Other Payments to Private Individuals	\$0	\$0
To the Public	\$971,140	\$707,261
Increase in Property Tax Revenue	\$424,733	\$307,930
Temporary Jobs - Sales Tax Revenue	\$11,389	\$11,389
Ongoing Jobs - Sales Tax Revenue	\$535,018	\$387,942
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$3,800,104	\$2,782,133
To the Public	\$3,800,104	\$2,782,133
Temporary Income Tax Revenue	\$83,673	\$83,673
Ongoing Income Tax Revenue	\$3,091,966	\$2,242,082
Temporary Jobs - Sales Tax Revenue	\$13,016	\$13,016
Ongoing Jobs - Sales Tax Revenue	\$611,449	\$443,362
Total Benefits to State & Region	\$75,340,997	\$55,172,830

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$52,390,698	\$11,207,599	5:1
State	\$2,782,133	\$0	:1
Grand Total	\$55,172,830	\$11,207,599	5:1

*Discounted at the public sector discount rate of: 2%

Additional Comments from IDA

*Anticipated Unit Makeup:

6 targeting 50% AMI
20 targeting 60% AMI
11 targeting 80% AMI
37 supportive

Does the IDA believe that the project can be accomplished in a timely fashion? Yes
Does this project provide onsite childcare facilities? No

CITY OF GENEVA IDA
PUBLIC HEARING

July 10, 2025
At approximately 6:00 p.m.
City Hall, Council Chambers
47 Castle Street
Geneva, New York 14456

PRESENT:

ANNE NENNEAU, CHAIR

R.J. PASSALACQUA
IRENE RODRIGUEZ
LOWELL DEWEY
CATHERINE PRICE
JAN REGAN
JOSHUA KAYN

STEPHEN MAIER, ESQ.
Counsel to the City of Geneva IDA

REPORTED BY: KIMBERLY A. BONSIGNORE, Court Reporter
FORBES COURT REPORTING SERVICES, LLC
21 Woodcrest Drive
Batavia, New York 14020

MR. MAIER: All right. Everyone, we're going to begin the public hearing.

So welcome, everyone. This is a public hearing. It's now open. It is now 6:01 p.m. I'm Stephen Maier, from Harris Beach Murtha Cullina, PLLC, counsel to the City of Geneva IDA, and I've been designated by the agency to be the hearing officer to conduct this public hearing.

We're here to hold a public hearing on the Lakeview Community Resources, Inc., project. The transcript of this hearing will be reviewed and considered by the agency in determination of this project. Notice of the hearing appeared in the *Finger Lakes Times* on Saturday, June 28th of 2025.

A little description of the project. Lakeview Community Resources, Inc., for itself or on behalf of an entity formed or to be formed by it or on its behalf, has requested that the agency assist with a certain project consisting of the acquisition by the agency of a leasehold or other interests in approximately 1.04 acres of real property located at 218 Genesee Street in the City of Geneva, Ontario County, New York, and all other lands in the City of Geneva, whereby license or easement or other agreement, the company or its designees are making

improvements to benefit the project, particularly described as Tax Parcel No. 104.42-2-44.110, and the existing improvements located thereon consisting of an approximately 7,000-square-foot building, the demolition of the existing improvements, and the planning, design, construction, and operation of a five-story building comprised of approximately 74 residential rental units, office space, and common areas, along with utility and site improvements, parking lots, access and egress improvements, signage, curbage, landscaping, and stormwater retention improvements, and the acquisition by the company in and around the improvements of certain items of machinery, equipment, and other tangible personal property.

The proposed financial assistance contemplated by the agency includes a partial real tax abatement.

Now to go over some rules for the public hearing tonight. All those in attendance are going to be required to sign in at the sign-in sheet. If you do not, you will not be permitted to speak. So if anybody has not been able to sign the sign-in sheet, please let me know and we'll do so right now.

Okay. If you have a written comment to

submit for the record, you may do so. Written comments may also be delivered to the agency at 47 Castle Street, Geneva, New York 14456, to Adam Blowers' attention.

Please note, the purpose of this hearing is for the agency to hear all persons with views in favor of or opposed to the proposed financial assistance being contemplated by the agency. Therefore, the representatives of the agency will not be responding to comments. As with a lot of public hearings, this will not be a Q-and-A session.

Okay. Those interested in making a comment will be called in order of the sign-in sheet. Prior to making any comments -- again, for our stenographer in the room -- please, for the record, state your name and address, and if you're representing a company, please identify the company.

I request that speakers keep comments to five minutes. As your time is nearing expiration, I'll provide some nonverbal cues to let you know you're nearing your five minutes. Once your five minutes is up, again I'll let you know.

Okay. So first is Gregory Peck.

Not here. Okay.

Bob Stivers.

MR. STIVERS: Hi. My name is Bob Stivers, property owner and business owner here in Geneva, and I would like you to deny this request.

It is my understanding the Geneva Local Development Corporation is focused on economic development and neighborhood revitalization within the City of Geneva.

This project does not promote economic development and neighborhood revitalization. Why not? You're placing too many people on one site. There's not enough green space on that site for the people to enjoy. There's not enough parking for the residents and/or visitors. There's not enough amenities for their needs, such as stores and pharmacies.

It does not meet the character of the neighborhood visually. If you've seen the pictures, that's not Geneva. Not Geneva at all. The problem is, on a nice day, there's nowhere on-site to congregate. Visitors will be parking on the street in front of the businesses. There's nowhere for the residents to get amenities. The visual is ridiculous.

Who have we heard that's in opposition? The property owners, the businesses, the neighbors. Who's in favor? I haven't seen that list yet.

Let's look at the LDC mission. It's

supporting small businesses. The LDC provides resources and programs to help new and existing business thrive in Geneva. This dense project would not hurt -- would hurt the existing businesses of Geneva, especially on Castle Street, because these people will be gathering in front of the stores and on sidewalks. Visitors would also take customer parking.

Neighborhood revitalization. The LDC works to improve the quality of life in Geneva's neighborhoods by addressing issues like market decline and promoting projects. This would increase market decline.

Financial assistance. Financial assistance -- I believe that the 50,000 is low. I don't know the calculation. That's up to you to decide on what the PILOT would be, but that seems to be low.

Real estate development. The LDC aims to facilitate sustainable and aesthetically pleasing developments in key areas in Geneva, including downtown. This building is not aesthetically pleasing.

The partnerships. The LDC actively collaborates with various public, private, not-for-profit partners to achieve goals, and they

have done a good job of that. Let's not ruin the reputation with one that doesn't work for everybody.

Other factors. Addressing neighborhood decline. The LDC analyzes market trends, identifies factors contributing to the decline, and develops projects to improve neighborhood conditions. This is a rough neighborhood, and this development would not help it. It would hinder it and make it worse.

Supporting the financial stability of business. The LDC partners with financial institutions to offer programs and assistance to business, particularly during challenging times. This partner -- or this project will harm many downtown businesses.

A quick story. I did a partnering with Lakeview probably 15 or 20 years ago, where I had a five-unit house, and they gave money for me to renovate the house. I put money in and -- originally, I had one tenant. He fit in great with the neighborhood, it worked out well, so we thought this may work.

So we renovated the other four apartments and filled it full of Lakeview tenants. In just one neighborhood of five apartments, it was too much of a density of Lakeview residents. It turned the

neighborhood into an uproar. There was undue traffic up and down the street that shouldn't have been there. It wasn't a good situation.

And that's a personal experience that we saw and we lived through. And, you know, as time went, you know, the time expired and the residents moved out.

But let's not do that to our downtown. You know, unfortunately, I did it to a small neighborhood, and it was corrected over time. But to do it to downtown Geneva, a city that many of us have put thousands and millions of dollars into growing, to get market-rate tenants downtown, living and spending money in our downtown, with what we have -- to afford to be able -- what we have in our downtown now, I think this would be a real hindrance to us.

So I respectfully request that you decline the application. Thank you.

MR. MAIER: Brian Rhodes.

Again, when you get up, please read out your name and your address and if you're representing a company.

MR. RHODES: Hi. My name is Brian Rhodes. I live on 96 Maxwell Ave. in Geneva.

I'm not representing anyone. I'm not an

LLC. I'm not a property attorney or anything like that, just a resident, a homeowner. So excuse my ignorance on some of this stuff. I'm not -- I'm only as read up on it as I could find in the newspaper and online.

I am opposed to this project from a logistical standpoint, size and all the other things that have been mentioned. I know that's not what's on the table here, but -- I would support a PILOT of this type for residential properties, if we could just make it universal.

Doing some quick math -- and let me know if I'm way off on any figures. A \$38 million project, with 74 units, works out to a half-million dollars a unit. With the PILOT that I've read about, they're required to pay about \$50,000 in the first year. That works out to \$675 per unit.

My own private residence, my house on Maxwell, is assessed at \$220,000. So, proportionally, I would pay about \$297 per year. Sounds pretty good. I would be supportive of that if we could make that universal. That would be great.

And then the taxes could just increase by a marginal percentage over a year, we could drop the capricious assessment process, and then we wouldn't

get penalized for improving our property. It all sounds really good, but it's not going to happen that way.

So I do understand that this is a different type of property than a single-family home and it gets assessed in a different way. But I'm seeing a lot of money involved here, and somewhere there's some developers that are going to be walking away with a bag of money, and I don't see why we need to bend to them to make something work.

Our former planning director, David West, stated that between using a PILOT or the standard 581-a assessment process, he said the amount of revenue would, quote, likely be somewhat of a wash. If that's the case, then just drop the PILOT. We can all go home. We don't need to do it.

So there's obviously a reason why they're applying for a PILOT. And if they can't make this project work without it, then it's time to rethink it. A new location, different size, something is wrong. So there's got to be another way to do it without us giving in to yet another developer.

So I propose that we just use our PILOT powers to encourage positive development; help retain the economic drivers, the engines that keep the --

that build the city up.

Residents like myself, who could technically live anywhere, we're just being driven out with high property taxes. We're really the ones that put everything into the city: improving the property, make it nice, spend money downtown, donate to causes. And I feel like we're, you know, just stepping over the middle in the city, and that's a big problem.

I've seen too many grants and PILOTs for people that have all the money in the world, and some of these things just don't work out like they should. We have, you know, a pile of dirt at Lake's Edge. I've seen grants to fix up a facade of a building, and then the ground floor, where there should be shops and everything, is curtained over and there's nothing there, and we gave all kinds of money to somebody who's walking away with it.

So I would say that, unless we can do this for everybody, I would suggest that you deny this PILOT. And I appreciate you taking the time. Thank you.

MR. MAIER: Walter Adamson.

MR. ADAMSON: I'm Walter Adamson. I live at 4136 High Banks Road, Geneva, New York.

I actually do have a business. It's a bed

and breakfast. It's a registered bed and breakfast, not Airbnb, and I've had it for 15 years. It's really flourished because of the tourism, the wine tours. I couldn't be happier with it. And although they say a bed-and-breakfast owner burns out after seven years -- I taught for 40 years -- this is a snap in comparison.

I did teach also at Hillside. When I retired from public school, they asked me at Hillside here in Romulus to come over and give some of my abilities because they really didn't have licensed teachers.

And I did that for almost three years, and that was a community of handicapped: mentally, psychologically. You know the story. It no longer exists, and it's unfortunate, the old Army base, but that was a contained area and it needed to be. Not that residents that are being suggested here are contained in the exact same way. However, I do want to draw the link to Auburn.

Auburn's Wegmans used to have a wonderful restaurant area. The same as we have here in our restaurant Wegmans. The little seating area, they took that out. And why? They had a situation similar to this, which is being plan -- proposed right next door to Wegmans.

And that became their club because they had nothing else, just their building where they lived, and it became just a seating area. And they finally -- Wegmans felt, "We have to close it down."

Now, think of this. I know there's the parking issue, things like that, but you're talking about this little -- I don't want to say it's congested because it's just the way a city should look. It's a beautiful grid city, not just some straight line like Canandaigua.

This city is beautiful, but in that little area, they're proposing moving a community within the community, and it just can't handle that burden. It's just too many people to begin with, despite clientele. That's not even the issue.

However, let's suppose it is put in. Where will these folks -- and God bless them -- where are they going to go when they come out those doors and want to explore a little bit, walk a little? They're not going to walk in a park. They're going to walk past the businesses. The park is really -- people can say, "They can walk to the water." Not totally.

You're going to have congestion in the library that is -- it's a beautiful library. Dear Lord, phenomenal, but you don't want it to be a

landing spot for a social club because that's all these folks are going to have. Is the institution they're going to be in going to provide that? No. We're talking about five personnel working it I think they were saying.

Anyway, I do want to mention the sign behind you folks -- and thank you for your service here. It takes a lot of time to be part of a group like yours, but that sign with a sailboat in front of the building, that's your beautiful Geneva. It's a tourism city now, and it's blossoming. We've all seen it grow so huge. We don't want to just fill a space because it's empty. We want to fill it with the right thing.

And in the nature of this, it is a city in itself, not to be just impacted because there's nothing there. I urge you to deny it.

MR. MAIER: I have a James and Maureen.

MR. WALLACE: Yeah, my name is James Wallace, and I live at 600 Castle Street. Also own a bed and breakfast, the William Smith Inn, so it's within walking distance.

And we came here in 2019 and -- you know, we send people from our house -- we, you know, tout Geneva, the restaurants, the things to see here,

rather than sending them to Canandaigua, whatever. And just every year it seems to be you don't want them to walk from our house, which is less than a ten-minute walk.

There's a burnt-out building right at the corner of Oak and Castle. It's been abandoned for three years, and it's embarrassing when these people come from Philadelphia, New Jersey -- I mean, there's a lot of things to see -- and you've got to try and make excuses for it.

And we've seen the businesses come and then go, and we don't want to see more go. And we already know another one is leaving. Rooted is leaving. And these are great things for our city. More shopping. There's nothing here for, again, the number of people.

I don't want to go over -- everything is like a red flashing light on this project, so I hope you can deny it as well. We think it's a great thing for people to have, but I don't know -- was there no other location in the city proper that could have gave them more space?

Like people say, "Where are they going to congregate when people visit?" They say they've got a gathering room, but it's what? 20-by-30 feet. I mean, that's not big enough.

So I don't know if there were other proposals where you could have more common areas for activities and that, but it's just not going to fit here. So I hope you take it under consideration and let us know on the vote. Thank you.

MS. WALLACE: My name is Maureen Wallace, and I'm co-owner with James on the William Smith Inn, and I just want to echo everything that everyone said.

My concern is the people gathering or lack of area for them to gather. It's going to be on the sidewalk, outside of the current businesses that are there. And it is intimidating if you're walking down the street and there's a huddle of people standing on the sidewalk. Where are you going to go?

So, again, we came here six years ago. A beautiful area; can't say enough about Geneva. I used to go into every store and say, "You don't know how lucky you are to live here. Appreciate every day. This is beautiful."

And I think this will be a mistake. I respectfully ask you to deny this application as well.

MR. MAIER: Merry Henry.

MS. HENRY: Hi. I'm Merry Henry, 499 Castle Street, and I moved here 25 years ago with the great hope that it would take off and become a city that we

would all be able to be proud of, that it would become a tourist attraction.

We're wine country that has grown in 25 years, and we want to attract those tourists, and right now we attract affordable housing, low income, ARC. I mean, we -- out of the eight properties that the nice pamphlet they put out, which I wish they would do for condos for people like me, who would like to stay in the city and live here and -- I'm unable to do that now as a widow. My taxes are \$10,400 a year. You're going to get 50,300 -- I don't even know. It's under a hundred thousand for this project per year.

And it's a PILOT, so we give these tax credits or -- anyway, I'm just so disgusted that nothing has happened in 25 years. And all they seem to want to attract or go after are these kind of programs. I'm not saying they're not necessary. At the rate I'm going, I probably will need one.

So, you know, it's just disheartening to be here and have that happen. And I still don't even have curbs in front of my house after 25 years. I've been asking. "Oh, seven years." "Oh, in seven years." Recently, I was told three years. I don't believe them anymore.

I don't think you give people enough chance

to come and tell you things before you go as far as having a whole plan architecturally drawn up. It's too late for us to even tell you what we think.

And I think tonight you were supposed to vote, but now it's being put off until tomorrow. And all the people I've tried to get to come here, says, "It's a waste of time. They don't listen. They do what they want. They think this is just wonderful."

So I'm very unhappy about it. And my house is for sale, if anybody would like to buy it. Thank you.

I also have extra pamphlets if you want to -- or don't know.

MR. MAIER: Wendy Marsh.

MS. MARSH: Hi. Good evening. I'm Wendy Marsh. I live at 91 Castle Street in Geneva. Apologies, Anne, you're also on the Planning Board, so you've heard some of our concerns, but for the other members of the board I want to start from the beginning.

I think we can all agree that there's a mental health crisis in the country. To understand the current mental health crisis, it's important to go back a little bit in history. Those who grew up in the area know about the Willard Psychiatric Center on

the other side of the lake. That was a mental health institution that was closed in the 1990s when the country decided to deinstitutionalize the management of health -- mental health disease.

The state now funds smaller community-based facilities. These community-based facilities are called supportive housing. In fact, Governor Hochul's budget bill includes funding specifically for supportive housing.

So exactly what is supportive housing? What does it mean? According to Lakeview, the half -- the 37 beds for supportive housing beds will be part of two different programs: First, the supportive housing single-room occupancy apartment program, which is available for folks with a psychiatric diagnosis and low income; second, the Empire State Supportive Housing Initiative Apartment Program is available for folks that are homeless, or at risk for homelessness, and have a diagnosis for serious mental health illness, a substance use disorder, or living with AIDS, HIV. Both programs require formal medical diagnosis before being eligible for half of the beds in the facility.

Why are they called supportive housing beds? The supportive services that will be provided include

assisting the individuals to live independently, including how to clean their apartment, make a grocery list, cooking, grocery shopping, transportation, et cetera.

What about the rest of the beds? The remaining 37 beds are available for community members based upon an income level and they do not need a mental health illness diagnosis. These units are called community apartments. But the individual must follow the same application process with Lakeview Health Services, including a criminal background, et cetera. A copy of the application has been provided to the city.

A Planning Board member indicated that he and his wife would be eligible for the community apartments if they weren't married, and he implied that he would live there. Another Planning Board member called these beds workforce housing.

I hope the Planning Board is correct that our future teachers, nurses, and police members will go through the full application process with Lakeview Health Services in order to live in those beds that are not reserved for supportive housing.

I hope the Planning Board is correct that our workforce will choose to reside at the facility.

I also hope that the Planning Board is correct that only 25 percent of the folks in the facility are going to have cars, including the workforce.

Now let's turn our attention to the enormous scale of the project. The building is massive: five stories high, over 65 feet, nearly the size of a football field that will take over an entire block of our historic downtown with a footprint of nearly 20,000 square feet.

I was shocked to hear a Planning Board member in the construction business say that the community is incorrect in its concerns about the size of the proposed facility. It's taller than any other building in our historic district except with maybe the exception of Seneca Towers.

Let's put the building size in context. The building will be approximately 90,000 square feet. So how big is that? The building we're in is city hall and it's just over 17,000 square feet. A quarter of the size.

How about Seneca Towers, the other tall building that's of similar height, one of the highest structures in downtown? Seneca Towers has over 60,000 -- sorry -- 46,000 square feet. The proposed Lakeview facility is nearly double the size of Seneca

Towers.

Guess what is the only building in downtown of similar size to the proposed building? It's the Ramada. It's the Ramada, which is 97,000 square feet of building. So that is the comparable size for this. Let that sink in. A building the size of the Ramada is proposed to be located in an entire block in the center of our historic downtown.

By way of summary, the proposed facility should not be located in our downtown, our commercial district in the heart of the city.

The Planning Board also stated on Tuesday that the project will spur economic development in downtown. The project will have a positive impact on economic development in downtown. I fundamentally disagree with that conclusion.

Not only is the mass and scale of the facility inconsistent with our historic downtown, the insufficient parking will have a negative impact on our current residences and businesses already in downtown.

Dave and I have literally been in the trenches in downtown for two decades. We live in downtown. We work in downtown. We create spaces for businesses. Dave operated a business in downtown.

I hope the Planning Board members know better than we do, if they're going to grant the waiver that's needed for the enormous size of the project and the insufficient parking for this supposed workforce housing.

David and I have never asked for a tax break and we do not believe this project should be given a tax break. If the project makes sense, then it should be treated like all other residential projects completed to date in downtown.

Thank you for your time tonight.

MR. MAIER: David Linger.

MR. LINGER: Once again, a tough act to follow.

David Linger, 91 Castle Street. Partner of Wendy Marsh. Also we own Castle Street Redevelopment, which owns a variety of properties which we redeveloped, including the Fairfax building, the corner of Linden Street; the Nate Block at 100-110 Castle Street, and our own Odd Fellows building, where we live upstairs.

I again apologize to Anne who has heard a lot of this before but many of you have not. And it's interesting not just the concerns of the citizens but who is speaking.

I think you often hear the "We don't like PILOTs." That's a theme you hear every single time, and you heard a little of that tonight, and I will mention that here. You'll also hear some folks that are frankly NIMBYs, not in my backyard, but you've got folks from all over the community.

This is a concern of all of Geneva. This is, frankly, not my backyard -- well, I live across the street -- it's everybody's front yard. It's in the downtown. It's not like the other facilities they have.

It's bigger; 74 units. Much bigger than they've done ever before. It's not something like they've done in the hinterlands outside of Seneca Falls. It's not like Ithaca, a bigger city, more cosmopolitan, and it's nowhere near, as far as I can tell, the Commons, which is what I consider the heart of Ithaca.

This is proposed in the heart of Geneva. It's the wrong project and the wrong location.

I suppose I should look at my notes now.

The massive issue I think is important. I didn't realize till Wendy looked at those tax records how large this building was. Sure, I saw it. I saw it as 69 feet. I saw it going 29 feet above the Nate

Block. I saw two sides of the building hugging up against the Nathaniel Block and ending in a light coming into three decks out back. No chance of any visual interests there and, frankly, no interests in the building itself.

They're building it with no windows on two sides, but they don't show you that as part of their drawings. They carefully describe it in a certain way to make it look as best as they possibly can under the circumstances of what they're proposing.

This is a concentration of those with poverty and special needs. I have nothing against, as does Wendy, folks that have special needs. They need help. We don't want to have them institutionalized at Willard, and we certainly don't want them homeless like they are, say, in Seattle or San Francisco, et cetera, but to have this number of people in this location will dramatically change and make things even worse.

We have done our part. We have over 1,000 homes that are receiving social services assistance. We have the former YMCA. We have the Seneca Towers. We have the former Pinky's building. We have the Hotel Exchange and numerous other folks there. There's just too many here.

Why Geneva? Did you guys have a feeling in your stomach when you read the paper yesterday, and on the same page that -- Anne, you got some nice ink there -- the same page, they're talking about what? Our neighbors in Canandaigua.

It really is apparent that we are the dumping ground of this county, with a concentration of poverty that's not sustainable. You heard me say it before, Anne, "It's a tipping point."

Many of us heard Matt Horn many years ago say we're at a tipping point. Some people have given up and put their homes for sale because they think we're beyond the tipping point. If we aren't at the tipping point now, this project will put us over the edge.

They want this, what they say, is a wash. It's not really going to be a big deal. It would be the same amount of tax they pay anyways. Again, why bother? They say because their funding sources need the certainty. The 2 percent increase is just super that they know what it's going to be.

Well, do you know what? Wendy and I have put literally scores of new apartments in downtown Geneva that did not exist. Not dozens, scores. And I, frankly, and my funding source, it's called a bank,

would like that certainty too. We don't have that. We don't know what the taxes are going to do, but I think we all have an idea. They're going up.

Anne, I think in the article you mentioned you'd want to hear some new information. So let me give you a couple "freshies," as Wendy and I call them.

Number one, a prominent business owner who is deeply invested in Geneva, when she heard our summary of what happened the other day, Anne, she said, "I feel sick to my stomach." She literally thought she was going to throw up.

When this project was proposed, and I talked to one of my tenants on Linden Street, he told me point blank, "When this goes through, I close my doors. That's it. I'm done. As tough as it is already, this is going to make it even tougher."

What about our tenants over at the Nate Block? When we have the new CFO of Hobart and William Smith Colleges needing on the quick to come in, she came to us, and we happened to have a place for her. We have zero vacancy, but we happened to have a place with one of those aforementioned decks out back.

Do you genuinely believe the CFO is going to come and stay there or now a teacher is in that

apartment? They are not. It is going to have detrimental impact -- I promise, 30 seconds or less. It's going to detrimentally impact the building.

It's detrimentally impacting the building already because Jeremy and his mom are moving out. They're closed. And frankly, Jan, when you asked me, "Chicken or the egg, which came first? Did Jeremy decide to close or did Jeremy learn about this project?" And the answer was, he told us today, he's closing because he saw the handwriting on the wall.

He went to Eastview Mall and he's getting another place. He's leaving our community. One of the few storefronts that actually caters as a boutique, as well as someplace that's going for the folks and the tourism industry, and he's leaving.

He's got a short letter here today. There's more to follow. The bottom line, Jeremy is a loss to the community, and -- I don't know when it's going to be filled. It doesn't matter to me. We'll be okay financially. But as a community, we've lost an important link in what really matters, and other communities, like Corning, that has got strength.

Let me finish up and say this is not hypothetical. This is reality. Things are already happening. People are refusing to do and look at

future projects.

We're not going to do it. We're not looking at those empty buildings that are available. Do you know why? Because we're scared. We're petrified of this. I've never felt this way in the 20 years I've been here and, frankly, I wish I didn't. But I am really questioning why I've spent my career, which could have been still as a trial lawyer at Hancock Estabrook, but -- I frankly grew my hair, having a lot of fun here, but now I really wish I had rethought things and maybe, just maybe, not gone back to Wendy's community, where she grew up in the butt end, and where I went to the Rochester City School, a proud member.

And frankly, we made something of ourselves. We're doing okay, but other folks, this is everything. And they're giving up, they're selling their houses, they're closing their business because this project is already putting a pall over our community.

Thank you. I wish you would respectfully reject the proposal. I hope Jeremy is going to give you something more. There's something he put out here really quick, but it's some idea of what his concerns are.

Thank you. And I'm sorry I went over.

MR. MAIER: Marty Schutt, I see you put your name on here but you didn't check to speak.

MR. SCHUTT: Yeah, I want to speak.

MR. MAIER: Okay.

MR. SCHUTT: I am trying to find my notes here.

All right. I can't find them.

All right. I'm Marty Schutt. I live at 498 Castle with my wife, Kathy. And we moved here two years ago, and I absolutely love it. I can't believe how much activity is around here with the wineries and the breweries and the waterfront. I think you've got an unbelievably beautiful little town here. It's like a hamlet. It's crazy.

And the waterfront, I don't know of any lake that has such a beautiful waterfront. I mean, I haven't been to Skaneateles yet, but I went over to Canandaigua and went, "Wow, it's like" -- it's a pea size compared to what we have here. We've got a gold mine here, and I think this is just sending the wrong message.

I know a lot of people spent a lot of time on the zoning rules for the city, and I believe that was birthed because of all the money we got in grants and things over the years. And the picture of Geneva

was a vital business area, a tourist attraction area, and we were trying to get businesses in.

The fact that Rooted left, they left because there's no foot traffic, and this building is not going to cause more foot traffic buying things. It's going to cause more traffic, just traffic traffic.

The zones were basically a plan for the city, and have somebody -- a 12 apartment maximum. That's what it's supposed to be for multi-tenant. They're asking for 74. So 12 apartments, okay, if they went for 18 or 20, maybe we might entertain that. You know, that -- but 74 apartments, do you realize how many that is?

I don't really care about the people that are going to be there, what kind they are. I don't care if they're millionaires or mentally ill. That's not the point. It is just going to put a damper on the experience in the downtown city area.

I have no problem putting this on the outskirts of town. It could be within four or five blocks of my house. I don't really care. But in the city, it's the wrong spot. It's just really, really bad.

And I think we should follow the zone laws that were put together by people like yourselves over

two, three years ago. And they were put there for a master plan, and I think this is just totally against the master plan of what Geneva is supposed to be.

Again, I mentioned to a friend of ours, I live in this beautiful community. All of the restaurants have closed since I've moved in. Rooted is closing. There's a lot of buildings that are just, like, facades. They're beautiful, but it's like walking through a movie set. There's nothing inside. We need to make the investment in the businesses.

So Rooted, they get an opportunity to move to the mall. No, I'm staying right here. We got a lot of foot traffic. This is a great place to do business. That's what we want. We don't want to chase people away by getting congestion and more crime.

And it's just -- another thing, the library. A beautiful place. A beautiful place. I can see a grandmother go out with her grandchildren and bring them to the library, and she wants to go out and get fresh air. Well, guess what? She can't anymore because the benches have been removed because we have congestion issues already with people hanging out on benches and making it unsafe.

So I just think that area is just really,

really the wrong place. Think of Geneva. Think of what we have. It's beautiful. Let's keep it that way. And again, if they want to put this building somewhere in Geneva, that's fine, but downtown in the city is not the place.

I beg of you. Again, I'm only here for two years. It's a beautiful spot. We've got to invest in bringing businesses in, keeping them here, getting more people with money that are going to use the businesses and keep the businesses here.

I appreciate your time, and I love the city. Thank you.

MR. MAIER: Tom Burrall.

MR. BURRALL: My name is Tom Burrall. I reside at 105 Jay Street and also 50 Linden Street.

I want to just talk about rose-colored glasses for just a minute. Because my mother was a Rose, that's the proper noun, last name, and her family came to Geneva 221 years ago. And that's useless information. Who cares?

It's nice to know how long people have been in Geneva and how long they've run their business that have come to the podium, but let's just talk about why we are really here. It doesn't really matter that you've run your business for X number of years or you

moved here 25 years ago, but I want to talk about rose-colored glasses and thinking about a PILOT for this particular location.

The rose-colored glasses comes into play, I believe, because the applicant is an award-winning entity with a fantastic track record, whose current leader is sitting right here.

The endorsements that have been circulated on the organization, everyone here probably agrees with. Fantastic organization and a platinum trophy holder with a mission statement for housing that every community needs, not just Geneva, New York, and for people that need care and help and assistance and compassion with probably everybody in this room.

Don't let that color the issuance of a PILOT for the location, which is what you are doing tonight. We're talking about a PILOT for the location, not a PILOT for the entity that's the applicant.

There are several places within a three- or four-mile radius of where the applicant's proposed project is where it would be a perfect location and very little opposition would be coming to the podium if it was at that location.

So don't hide behind rose-colored glasses when we're thinking about a PILOT for this location

because a PILOT could very well be the answer for the applicant somewhere else, not on Genesee Street in downtown Geneva. Please put on glasses that aren't colored. Filling an empty space hastily is far worse than wishing an occupied space was empty.

MR. MAIER: I don't have anybody else on my sign-in sheet. I'll give everyone one last opportunity if there's anybody else that hasn't signed in that wants to make a statement.

MR. BUCKLEY: Thanks. My name is Jerry Buckley. I own property in the historic district. I'm the chair of the historic district's commission.

I have a question that might actually solicit one member of this panel to speak. Just in terms of the process, and maybe I'm -- I missed the memo, but the Planning Board, of which Anne also sits, which is interesting, the Planning Board hasn't decided this, the Zoning Board of Appeals hasn't decided this. I'm trying to understand the sequence of this body looking at this project just in terms of how this -- how the sequence should work.

Can somebody -- the chair, can somebody enlighten me on that?

MR. MAIER: As I stated before, this won't be a Q-and-A, but I will tell you IDAs throughout New

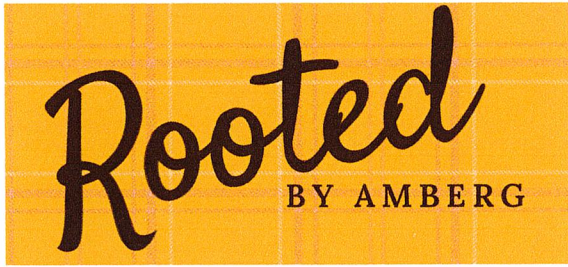
York State cannot legally approve a project until SEQR, for example, is approved. That is the only call it planning hindrance or hurdle that would need to be overcome. Once SEQR is done, the IDA legally could approve a project.

Now, you could technically approve a project, but if Planning and Zoning, for example, does not approve it, it doesn't get off the ground. So -- but, again, all that we're talking about here is the actual proposed incentives that are being anticipated.

MR. BUCKLEY: Right. It just seems to me that the sequencing is not a proper sequence, but I'm not going to argue that point.

I guess my -- Tom mentioned rose-colored glasses, which I think is a good metaphor. I think Geneva has a history of -- in the interest of trying to get development, of trying to go forward, too often has made hasty decisions and made poor decisions.

Some is just relatively small, but when you allow, for example, a new building to be built off of the streetscape -- so at the corner of Tilman Street, for example, where there's an accounting firm, you have big green grass in front and you have a building that's way back. Cities that are well-planned and that are attractive, don't do that. They don't say,



07/10/25

Rooted by Amberg LLC: Statement on Our Departure from Downtown Geneva

Rooted by Amberg LLC will be relocating from downtown Geneva as a result of the upcoming Lakeview Lofts project, which will add 74 apartments in the former Finger Lakes Times building.

While we have loved being part of this historic district, we believe that the scale and timeline of this development pose serious challenges to the continued success of our business. Operating through the construction phase would significantly disrupt foot traffic, parking, and accessibility—factors critical to a small, locally owned wine and retail shop.

Even beyond the construction phase, we have concerns about how the Lakeview Lofts will affect the character and functionality of this part of downtown. Many of our wine club members and long-standing customers have expressed concerns about feeling safe walking to and from our location with the anticipated increase in density and changes in street activity. Parking is already limited in our area, and with few designated spots allocated to the new apartments, we foresee public parking being overwhelmed by residents and their guests.

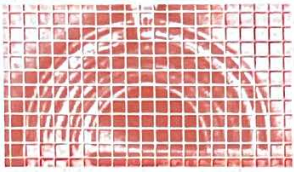
We fear this project may inadvertently trigger a decline in the charm and viability of downtown Geneva as we know it today.

We are deeply grateful to the customers, neighbors, and friends who have supported us here in Geneva. This move is bittersweet—but necessary.

With appreciation,

Jeremy J. Franson & Sandra Amberg

Rooted by Amberg LLC



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11 June 2025

Mr. Donald Cass, Chairman and Board Members
City of Geneva Planning Board
City Hall
47 Castle Street
Geneva, NY 14456

Re: **Proposed Lakeview Health Services Project**

Dear Chairman Cass and Board Members,

As a Geneva native, I continue to follow the local news and especially the positive evolution of Geneva's downtown. As a Preservation Architect with over fifty years' experience, I was very pleased to read about Geneva's Downtown Historic District being included to the state and national Register of Historic Places and the newly-revised zoning ordinance.

The proposed Lakeview Health Services project concerns me because it is so very contrary to the concepts embedded in the Historic District and the revised zoning. The project does not respect the architecture of the historic district because it is simply too big.

- The vast majority of buildings along this area of Castle Street are three stories. This five-story facility will dwarf the surrounding historic structures. New construction in and adjacent to a historic district should respect its scale and should never overpower it.
- Further, the five-story façade along Genesee Street creates a streetscape with little activity and no afternoon daylight.
- The storefront line and window rhythm of the facility are incompatible with those along Castle Street.

In my opinion, a project that needs two special permits and nine variances from a newly enacted well thought-out zoning ordinance is clearly the wrong project or it is being proposed in the wrong place.

In addition to my historic preservation work, I have had the opportunity to design over 2,000 units of affordable housing and special needs housing for 7 different developers. My experience in these projects tells me that this project is too large with too high a proportion of special needs beds. At this size and with this unit mix, it is a warehouse for the disadvantaged.

CARLTON H. HOLMES, AIA,
LEED AP
PARTNER

BRUCE C. KING, AIA,
NCARB
PARTNER

LEIF G. KALLQUIST, AIA
PARTNER

JULIA HAFFTKA-MARSHALL, AIA
ASSOCIATE PARTNER

C. JEFFREY TAW, AIA
ASSOCIATE PARTNER

JAMES F. WILLIAMS, AIA,
LEED AP
ASSOCIATE PARTNER

KAMI J. CHENEY, ASSOC. AIA
ASSOCIATE

MICHAEL C. MALDA, ASSOC. AIA
ASSOCIATE

- A project with a maximum 20% special needs units and containing 20% moderate income units is much more socially conscious and will provide a greater asset to downtown Geneva.
- My experience is that parking for a project like this should be based on 1 space per 2 units, plus 1 space per full-time staff. To depend on street parking steals spaces from local business customers and reduces the commercial viability of the area.

While variances to setbacks may be appropriate given the specific constraints of this site, their use to facilitate a project of this size is not. Any hardship to the developer is in fact self-created by placing too large a project in the wrong location.

It is my hope that the Board recognizes that this project is too large and totally out of character with downtown Geneva and denies the special use permit and site plan approval of the project in its current form.

Thank you for your consideration.

Very truly yours,



Bruce C. King, AIA, NCARB
Partner

bck/tc

cc: Wendy Marsh
David Linger
Nicole Tillotson ntillotson@cityofgenevany.gov.

Hi My name is Bob Stivers -property owner and business operator

It is my understanding that the Geneva Local Development Corporation (LDC) is focused on economic development and neighborhood revitalization within the City of Geneva. This project does not promote economic development and neighborhood revitalization.

Why not

1. Too many people on one site
2. Not enough green space for them to enjoy
3. Not enough parking
4. Not enough amenities for their needs-Stores-Pharmacy
5. Does not meet the character of neighborhood visually

Problem

1. On a nice day nowhere on site to congregate
2. Visitors will be parking on street in front of businesses
3. Nowhere to get amenities
4. The visual is ridiculous- not a Historic Geneva look

Who is in opposition

1. Property owners
2. Businesses
3. Neighbors

Who is in favor? I have not seen that list.

Lets look at the LDC's mission:

- **Supporting Small Businesses:**

The LDC provides resources and programs to help new and existing businesses thrive in Geneva. This dense project would hurt the existing businesses in Geneva- Especially on Castle because people will be gathering in front of stores on sidewalk. Visitors would also take customer parking

- **Neighborhood Revitalization:**

The LDC works to improve the quality of life in Geneva's neighborhoods by addressing issues like market decline and promoting development projects. This would increase market decline.

- **Financial Assistance:**

The LDC can offer financial support to not-for-profit organizations through programs like the Civic Facilities Bonding Program. If this was the right fit the LDC could assist financially.

- **Real Estate Development:**

The LDC aims to facilitate sustainable and **aesthetically** pleasing development in key areas of Geneva, including the downtown, lakefront, and neighborhoods. This is not a key area for this development. Look at the location in other communities.

- **Partnerships:**

The LDC actively collaborates with various public, private, and not-for-profit partners to achieve its goals. And they have done a good job with it. Lets not ruin the reputation on this project

Other factors

- Addressing neighborhood decline: The LDC analyzes market trends, identifies factors contributing to decline, and develops projects to improve neighborhood conditions. This is a rough neighborhood and this development would not help it.
- Supporting the financial stability of businesses: The LDC partners with financial institutions to offer programs and assistance to businesses, particularly during challenging times. This project would harm the local businesses.

My experience

Owned 5 unit house

Had 1 lakeview tenant

Mixed with neighbor in a positive manner

Partnered with lakeview to renovate and fill with Lakeview residents

Created an over concentration of Lakeview tenants in a residential area

Created bad foot traffic

Neighbors were up set

Please note: If you meet the criteria for a Residential Program, SP-SRO or ESSHI apartment as described below and you wish to apply for a supportive apartment in one of those programs, your provider should complete a SPOA Referral and submit the Referral to your county's SPOA Coordinator. Do **not** complete a Rental Application for these programs at this time. You should submit a request for only one type of apartment.

Residence:

Tompkins County
Wayne County
Ontario & Seneca County

County SPOA Coordinator:

Tompkins County Mental Health
Wayne County Behavioral Health
Lakeview Health Services

Apartments We Offer

Community Apartment

(Income based qualification for community members)

These apartments are available for one- or two-person income eligible community members.

To Apply: Submit the Rental Application

Check: ☐ Community Apartment and Bedroom Size

Residential Apartment Program

(For individuals with a psychiatric diagnosis, this program is designed to be transitional.)

To qualify for housing, the individual must be 18 years of age or older and currently meet the primary criteria for a serious mental illness. In addition, the individual must be willing to participate in residential program services.

To Apply: Your provider should complete a SPOA referral and submit it to your county's SPOA Coordinator.

Do not complete a rental application at this time.

SP-SRO Apartment Program

(For individuals with a psychiatric diagnosis, this program provides long term or permanent housing.)

These apartments provide on-site support. Service plans are based on quality of life goals that do not necessarily revolve around transition to more independent living. This program differs from Lakeview's other residential options in that it does not fall within the traditional rehabilitation model.

To Apply: Your provider should complete a SPOA referral and submit it to your county's SPOA Coordinator.

Do not complete a rental application at this time.

ESSHI Apartment Program

(For individuals who are homeless or at risk for homelessness and also have a Serious Mental Illness (SMI), a Substance Use Disorder (SUD), or are living with HIV/AIDS, this program provides long term or permanent housing)

These apartments provide on-site support. Service plans are based on quality of life goals that do not necessarily revolve around transition to more independent living. This program differs from Lakeview's other residential options in that it does not fall within the traditional rehabilitation model.

To Apply: Your provider should complete a SPOA referral and submit it to your county's SPOA Coordinator.

Do not complete a rental application at this time.

Rental Application

Return
completed
form to:

Property Management
Lakeview Health Services, Inc.
600 West Washington St.
Geneva, NY 14456

Fax: 315-789-5515
Email: slane@lakeviewhs.org
Phone: 315-787-0420

➔ **Instructions:** Answer ALL questions or check N/A. Incomplete applications will be returned. Print Clearly.

This application must be completed by the applicant. In the event assistance is required, please contact Property Management as the applicant will need to complete an affidavit stating why assistance was required (i.e. language barrier, physical disability, etc.), and who provided the assistance.

List each person who will reside in the unit. Do not include minors who will be present less than 50% of the time.

➔ **IMPORTANT: SELECT ONE LOCATION, CHECK ONE PROGRAM UNDER THAT LOCATION AND CHECK BEDROOM SIZE**

Ithaca SRO 320 Third St. Ithaca, NY 14850	Lakeview Heights 2022 Balsley Rd. Seneca Falls, NY 13148	Woodland Commons 1950 State Route 31 Macedon, NY 14502	West End Heights 701 W. Court St. Ithaca, NY 14850
<input type="checkbox"/> *Residential Apartment Program <input type="checkbox"/> Studio * Requires a SPOA Referral	<input type="checkbox"/> Community Apartment <input type="checkbox"/> Studio <input type="checkbox"/> 1 Bedroom <input type="checkbox"/> 2 Bedroom <input type="checkbox"/> *Residential Apartment Program <input type="checkbox"/> 1 Bedroom * Requires a SPOA Referral	<input type="checkbox"/> Community Apartment <input type="checkbox"/> 1 Bedroom <input type="checkbox"/> *Residential Apartment Program <input type="checkbox"/> 1 Bedroom * Requires a SPOA Referral <input type="checkbox"/> *SP-SRO Apartment Program <input type="checkbox"/> 1 Bedroom * Requires a SPOA Referral	<input type="checkbox"/> Community Apartment <input type="checkbox"/> 1 Bedroom <input type="checkbox"/> *Residential Apartment Program <input type="checkbox"/> 1 Bedroom * Requires a SPOA Referral <input type="checkbox"/> *ESSHI Apartment Program <input type="checkbox"/> 1 Bedroom * Requires a SPOA Referral

➔ REQUESTED ACCOMMODATION

Do you require a handicap accessible apartment: ☐ Yes ☐ No

Type of accessible apartment required: ☐ Mobility Accessible ☐ Audio/Visual Accessible ☐ N/A

➔ PREFERENCE

Check the box for any of the following that apply to you:

☐ Veteran ☐ Homeless ☐ Current Sub-Standard Housing ☐ On Public Housing Wait List ☐ N/A

➔ HOUSEHOLD INFORMATION:

APPLICANT 1:

Name (First, MI, Last):		Date of Birth:	
Social Security #:		Have you ever used a different SS#: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Current Address:			
Home Phone:		Cell Phone:	
Are you currently a Student? <input type="checkbox"/> Yes <input type="checkbox"/> No		Student Status: <input type="checkbox"/> Full Time Student <input type="checkbox"/> Part Time Student <input type="checkbox"/> N/A	
Have you been a student at any time during this calendar year? <input type="checkbox"/> Yes <input type="checkbox"/> No		Dates:	
Do you have plans to attend school in the next 12 months? <input type="checkbox"/> Yes <input type="checkbox"/> No		Dates:	



➔ **ALL OTHER PROPOSED OCCUPANTS:**

	Name	Relationship to Applicant	DOB	Age	Social Security Number	Student
1						<input type="checkbox"/> Yes <input type="checkbox"/> No
2						
3						

➔ **STUDENT INFORMATION**

Will the household contain at least one occupant who is not a student and has not been/will not be a student for 5 months or more out of the current calendar year (months need not be consecutive).	<input type="checkbox"/> Yes <input type="checkbox"/> No
--	--

➔ **REFERENCES**

	Personal Reference # 1	Personal Reference # 2
Name:		
Street Address:		
City, State, Zip:		
Phone Number:		
Relationship:		
Length of time known:		

➔ **RENTAL/RESIDENCE HISTORY**

	Current Residence	Immediate Past Residence	Prior Residence
Did you Rent or Own?	<input type="checkbox"/> Rented <input type="checkbox"/> Owned	<input type="checkbox"/> Rented <input type="checkbox"/> Owned	<input type="checkbox"/> Rented <input type="checkbox"/> Owned
Dates of Residency:	-	-	-
Street Address:			
City:			
State & Zip:			
Landlord Name:			
Landlord Street Address:			
Landlord City, State & Zip:			
Landlord Phone Number:			
Rent Amount:			
Reason for Leaving:			
Is/was rent paid in full?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Did you give notice?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

➔ **INCOME**

	Applicant # 1			Applicant # 2		
Type of Income	Check One	Amount	Frequency	Check One	Amount	Frequency
Monthly Gross Pension	<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Monthly SSD, SSI, SSP	<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Monthly Public Assistance	<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other Income:	<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No		

➔ **EMPLOYMENT**

APPLICANT 1:					
Are you currently employed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>If yes, complete the following:</i>			
Employer's Name:			Date Hired:		
Employer's Address:			Monthly Gross Income:		
Phone number:					

➔ **SECTION 8 & RENT STIPENDS**

	Applicant # 1		Applicant # 2	
Rent Subsidy/Stipend	Check One	If YES – List Agency and County	Check One	If YES – List Agency and County
Are you receiving a Section 8 subsidy?	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are you receiving a Rent Stipend?	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	



➔ ASSETS

Type of Asset	Applicant # 1			Applicant # 2		
	Check One	Name of Bank/Institution	Value	Check One	Name of Bank/Institution	Value
Checking Account	<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Savings Account	<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Social Security Debit Card	<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Cash on hand	<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other Assets	<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Yes <input type="checkbox"/> No		

➔ ADDITIONAL INFORMATION

Do you or anyone else in the household have a Representative Payee?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Rep Payee contact information – Name:			
Street Address:			
City, State, Zip:			
Telephone:		Email:	
Has anyone listed on the application been convicted of producing methamphetamine in their home?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is anyone listed on the application legally required to be a lifetime registrant on the sex offender registry?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Has anyone listed on the application been convicted of using, dealing or manufacturing illegal drugs?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Has anyone listed on the application been convicted of causing harm to another person or property?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
A criminal background check will be obtained. Please provide comments on potential negative findings:			
How did you hear about this apartment?			

➔ Agreement & Authorization Signature - All adult applicants, 18 or older, must sign this application

I certify that all information I have provided above is true and accurate to the best of my knowledge. I have revealed all assets currently held or previously disposed of in the last two years and I have no assets other than those listed on this form (except personal property). I understand that providing false statements or information is punishable by law and will lead to cancellation of my application or termination of tenancy after occupancy. I understand that my eligibility for housing will be based on applicable income limits and by management's selection criteria. All applicants must meet screening criteria, including income and asset verification, landlord and reference checks and credit and criminal checks. I understand that acceptance of my application does not guarantee rental of an apartment. I hereby give permission for Lakeview Health Services, Inc. to verify all of the information provided in this application including references and to obtain my consumer credit report and criminal background report. An individualized assessment will be completed for each applicant to determine their ability to pay rent. This assessment may or may not include using the applicant's credit report. Property Management staff will do an individualized assessment of the applicant if the criminal background check shows criminal convictions and/or pending arrests of crimes that relate to the behavior expected of a tenant which is to live peaceably alongside other tenants, and to respect their property. This assessment will examine multiple factors when considering the application. The applicant has a right to review, contest and explain the information contained in the criminal background check and present evidence of rehabilitation. My signature is my consent to obtain all such verifications.

_____ Print Applicant # 1 Name	_____ Applicant # 1 Signature	_____ Date
_____ Print Applicant # 2 Name	_____ Applicant # 2 Signature	_____ Date

FOR OFFICE USE ONLY

This application was reviewed with me at my screening interview on: _____.

- ☐ No update to the information on this application was required
- ☐ Updates to the information on this application were made on my Certification Interview Form

_____ Print Applicant # 1 Name	_____ Applicant # 1 Signature	_____ Date
_____ Print Applicant # 2 Name	_____ Applicant # 2 Signature	_____ Date

Attachments: VAWA Notice of Occupancy Rights HUD-5380
VAWA Certification of Violence HUD-5382



NOTICE OF OCCUPANCY RIGHTS UNDER THE VIOLENCE AGAINST WOMEN ACT

U.S. Department of Housing and Urban Development
OMB Approval No. 2577-0286
Expires 06/30/2017

Notice of Occupancy Rights under the Violence Against Women Act¹

To all Tenants and Applicants

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women but are available equally to all individuals regardless of sex, gender identity, or sexual orientation.² The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that all Low Income Housing Tax Credit Programs are in compliance with VAWA. This notice explains your rights under VAWA. A HUD-approved certification form is attached to this notice. You can fill out this form to show that you are or have been a victim of domestic violence; dating violence, sexual assault, or stalking, and that you wish to use your rights under VAWA.”

Protections for Applicants

If you otherwise qualify for affordable housing under the Low-Income Housing Tax Credit Program, you cannot be denied admission because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Protections for Tenants

If you are eligible for affordable housing under the Low-Income Housing Tax Credit Program, you may not be denied tenancy or be evicted from your rental housing because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Also, if you or an affiliated individual of yours is or has been the victim of domestic violence, dating violence, sexual assault, or stalking by a member of your household or any guest, you may not be denied occupancy rights under the Low-Income Housing Tax Credit Program, solely on the basis of criminal activity directly relating to that domestic violence, dating violence, sexual assault, or stalking.

Affiliated individual means your spouse, parent, brother, sister, or child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control); or any individual, tenant, or lawful occupant living in your household.

Removing the Abuser or Perpetrator from the Household

The housing provider may divide (bifurcate) your lease in order to evict the individual or terminate the assistance of the individual who has engaged in criminal activity (the abuser or perpetrator) directly relating to domestic violence, dating violence, sexual assault, or stalking.

If the housing provider chooses to remove the abuser or perpetrator, the housing provider may not take away the rights of eligible tenants to the unit or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, the housing provider must allow the tenant who is or has been a victim and other household members to remain in the unit for a period of time, in order to establish eligibility under the program or under another HUD housing program covered by VAWA, or, find alternative housing.

In removing the abuser or perpetrator from the household, the housing provider must follow Federal, State, and local eviction procedures. In order to divide a lease, the housing provider may, but is not required to, ask you for documentation or certification of the incidences of domestic violence, dating violence, sexual assault, or stalking.

Moving to Another Unit

Upon your request, the housing provider may permit you to move to another unit, subject to the availability of other units. In order to approve a request, the housing provider may ask you to provide documentation that you are requesting to move because of an incidence of domestic violence, dating violence, sexual assault, or stalking. If the request is a request for emergency transfer, the housing provider may ask you to submit a written request or fill out a form where you certify that you meet the criteria for an emergency transfer under VAWA. The criteria are:

Form HUD-5380
(12/2016)

¹ Despite the name of this law, VAWA protection is available regardless of sex, gender identity, or sexual orientation.

² Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.



1. **You are a victim of domestic violence, dating violence, sexual assault, or stalking.** If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation, as described in the documentation section below.
2. **You expressly request the emergency transfer.** Your housing provider may choose to require that you submit a form or may accept another written or oral request.
3. **You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit.** This means you have a reason to fear that if you do not receive a transfer you would suffer violence in the very near future.
4. **You are a victim of sexual assault and the assault occurred on the premises during the 90- calendar-day period before you request a transfer.** If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90- calendar-day period before you expressly request the transfer.

The housing provider will keep confidential requests for emergency transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families.

The housing provider's emergency transfer plan provides further information on emergency transfers, and the housing provider must make a copy of its emergency transfer plan available to you if you ask to see it.

Documenting You Are or Have Been a Victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking

The housing provider can, but is not required to, ask you to provide documentation to "certify" that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking. Such request from the housing provider must be in writing, and the housing provider must give you at least 14 business days (Saturdays, Sundays, and Federal holidays do not count) from the day you receive the request to provide the documentation. The housing provider may, but does not have to, extend the deadline for the submission of documentation upon your request.

You can provide one of the following to the housing provider as documentation. It is your choice which of the following to submit if the housing provider asks you to provide documentation that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

1. A complete HUD-approved certification form given to you by the housing provider with this notice, that documents an incident of domestic violence, dating violence, sexual assault, or stalking. The form will ask for your name, the date, time, and location of the incident of domestic violence, dating violence, sexual assault, or stalking, and a description of the incident. The certification form provides for including the name of the abuser or perpetrator if the name of the abuser or perpetrator is known and is safe to provide.
2. A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. Examples of such records include police reports, protective orders, and restraining orders, among others.
3. A statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, an attorney, a medical professional, or a mental health professional (collectively, "professional") from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, and with the professional selected by you attesting under penalty of perjury that he or she believes that the incident or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.
4. Any other statement or evidence that the housing provider has agreed to accept.

If you fail or refuse to provide one of these documents within the 14 business days, the housing provider does not have to provide you with the protections contained in this notice.

If the housing provider receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), the housing provider has the right to request that you provide third-party documentation within thirty 30 calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, the housing provider does not have to provide you with the protections contained in this notice.

Form HUD-5380
(12/2016)



Confidentiality

The housing provider must keep confidential any information you provide related to the exercise of your rights under VAWA, including the fact that you are exercising your rights under VAWA.

The housing provider must not allow any individual administering assistance or other services on behalf of the housing provider (for example, employees and contractors) to have access to confidential information unless for reasons that specifically call for these individuals to have access to this information under applicable Federal, State, or local law.

The housing provider must not enter your information into any shared database or disclose your information to any other entity or individual. The housing provider, however, may disclose the information provided if:

1. You give written permission to the housing provider to release the information on a time limited basis.
2. The housing provider needs to use the information in an eviction or termination proceeding, such as to evict your abuser or perpetrator or terminate your abuser or perpetrator from assistance under this program.
3. A law requires the housing provider or your landlord to release the information.

VAWA does not limit the housing provider's duty to honor court orders about access to or control of the property. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

Reasons a Tenant Eligible for Occupancy Rights under VAWA May Be Evicted or Assistance May Be Terminated

You can be evicted, and your assistance can be terminated for serious or repeated lease violations that are not related to domestic violence, dating violence, sexual assault, or stalking committed against you. However, the housing provider cannot hold tenants who have been victims of domestic violence, dating violence, sexual assault, or stalking to a more demanding set of rules than it applies to tenants who have not been victims of domestic violence, dating violence, sexual assault, or stalking.

The protections described in this notice might not apply, and you could be evicted. If the housing provider can demonstrate that not evicting you would present a real physical danger that:

1. Would occur within an immediate time frame, and
2. Could result in death or serious bodily harm to other tenants or those who work on the property.

If the housing provider can demonstrate the above, the housing provider should only evict you if there are no other actions that could be taken to reduce or eliminate the threat.

Other Laws

VAWA does not replace any Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking. You may be entitled to additional housing protections for victims of domestic violence, dating violence, sexual assault, or stalking under other Federal laws, as well as under State and local laws.



Non-Compliance with the Requirements of This Notice

You may report a covered housing provider's violations of these rights and seek additional assistance, if needed, by contacting or filing a complaint with:

U.S. Department of Housing and Urban Development
Buffalo Field Office
Lafayette Court
465 Main Street – 2nd Floor
Buffalo, NY 14203

For Additional Information

You may view a copy of HUD's final VAWA rule at:

<https://www.hud.gov/sites/documents/PIH-2017-08VAWRA2013.PDF>

Additionally, the housing provider must make a copy of HUD's VAWA regulations available to you if you ask to see them.

For questions regarding VAWA, please contact:

Susan Lane, Property Manager
600 West Washington Street
Geneva, NY 14456
(315) 787-0420

For help regarding an abusive relationship, you may call the National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY). You may also contact:

Victim Resource Center of the Finger Lakes Hotline: (866) 343-8808

Safe Harbors of the Finger Lakes Hotline: (800) 247-7273

For tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

For help regarding sexual assault, you may contact:

Victim Resource Center of the Finger Lakes Hotline: (866) 343-8808

Safe Harbors of the Finger Lakes Hotline: (800) 247-7273

Victims of stalking seeking help may contact:

Victim Resource Center of the Finger Lakes Hotline: (866) 343-8808

Safe Harbors of the Finger Lakes Hotline: (800) 247-7273

Form HUD-5380
(12/2016)

Attachment: Certification form HUD-5382



CERTIFICATION OF DOMESTIC VIOLENCE, DATING
VIOLENCE, SEXUAL ASSAULT, OR STALKING,
AND ALTERNATE DOCUMENTATION

Purpose of Form: The Violence Against Women Act (“VAWA”) protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

Use of This Optional Form: If you are seeking VAWA protections from your housing provider, your housing provider may give you a written request that asks you to submit documentation about the incident or incidents of domestic violence, dating violence, sexual assault, or stalking.

In response to this request, you or someone on your behalf may complete this optional form and submit it to your housing provider, or you may submit one of the following types of third-party documentation:

1. A document signed by you and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, “professional”) from whom you have sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse. The document must specify, under penalty of perjury, that the professional believes the incident or incidents of domestic violence, dating violence, sexual assault, or stalking occurred and meet the definition of “domestic violence,” “dating violence,” “sexual assault,” or “stalking” in HUD’s regulations at 24 CFR 5.2003.
2. A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
3. At the discretion of the housing provider, a statement or other evidence provided by the applicant or tenant.

Submission of Documentation: The time period to submit documentation is 14 business days from the date that you receive a written request from your housing provider asking that you provide documentation of the occurrence of domestic violence, dating violence, sexual assault, or stalking. Your housing provider may, but is not required to, extend the time period to submit the documentation, if you request an extension of the time period. If the requested information is not received within 14 business days of when you received the request for the documentation, or any extension of the date provided by your housing provider, your housing provider does not need to grant you any of the VAWA protections. Distribution or issuance of this form does not serve as a written request for certification.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall be kept confidential and such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections to you, and such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.



TO BE COMPLETED BY OR ON BEHALF OF THE VICTIM OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

1. Date the written request is received by victim: _____

2. Name of victim: _____

3. Your name (if different from victim's): _____

4. Name(s) of other family member(s) listed on the lease: _____

5. Residence of victim: _____

6. Name of the accused perpetrator (if known and can be safely disclosed): _____

7. Relationship of the accused perpetrator to the victim: _____

8. Date(s) and times(s) of incident(s) (if known): _____

10. Location of incident(s): _____

In your own words, briefly describe the incident(s):

This is to certify that the information provided on this form is true and correct to the best of my knowledge and recollection, and that the individual named above in Item 2 is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. I acknowledge that submission of false information could jeopardize program eligibility and could be the basis for denial of admission, termination of assistance, or eviction.

Signature _____

Signed on (Date) _____

Form HUD-5382
(12/2016)

Public Reporting Burden: The public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. The information provided is to be used by the housing provider to request certification that the applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking. The information is subject to the confidentiality requirements of VAWA. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget control number.



NOTICE DISCLOSING TENANTS' RIGHTS TO REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES

Reasonable Accommodations: The New York State Human Rights Law requires housing providers to make reasonable accommodations or modifications to a building or living space to meet the needs of people with disabilities. For example, if you have a physical, mental, or medical impairment, you can ask your housing provider to make the common areas of your building accessible, or to change certain policies to meet your needs.

To request a reasonable accommodation, you should contact your property manager by calling: **(315) 787-0420**, or by emailing slane@lakeviewhs.org. You will need to show your housing provider that you have a disability or health problem that interferes with your use of housing, and that your request for accommodation may be necessary to provide you equal access and opportunity to use and enjoy your housing or the amenities and services normally offered by your housing provider.

If you believe that you have been denied a reasonable accommodation for your disability, or that you were denied housing or retaliated against because you requested a reasonable accommodation, you can file a complaint with the New York State Division of Human Rights (the Division) as described at the end of this notice.

Specifically, if you have a physical, mental, or medical impairment, you can request:

- Permission to change the interior of your housing unit to make it accessible (however, you are required to pay for these modifications, and in the case of a rental your housing provider may require that you restore the unit to its original condition when you move out)
- Changes to your housing provider's rules, policies, practices, or services
- Changes to common areas of the building so you have an equal opportunity to use the building. The New York State Human Rights Law requires housing providers to pay for reasonable modifications to common use areas.

Examples of reasonable modifications and accommodations that may be requested under the New York State Human Rights Law include:

- If you have a mobility impairment, your housing provider may be required to provide you with a ramp or other reasonable means to permit you to enter and exit the building.
- If your doctor provides documentation that having an assistance animal will assist you with your disability, you should be permitted to have the animal in your home despite a "no pet" rule.
- If you need grab bars in your bathroom, you can request permission to install them at your own expense. If your housing was built for first occupancy after March 13, 1991, and the walls need to be reinforced for grab bars, your housing provider must pay for that to be done.
- If you have an impairment that requires a parking space close to your unit, you can request your housing provider to provide you with that parking space or place you at the top of the waiting list if no adjacent spot is available.
- If you have a visual impairment and require printed notices in an alternative format such as large print font or need notices to be made available to you electronically, you can request that accommodation from your landlord.

Required Accessibility Standards: All buildings constructed for use after March 13, 1991, are required to meet the following standards:

- Public and common areas must be readily accessible to and usable by persons with disabilities;
- All doors must be sufficiently wide to allow passage by persons in wheelchairs; and
- All multi-family buildings must contain accessible passageways, fixtures, outlets, thermostats, bathrooms, and kitchens.
- If you believe that your building does not meet the required accessibility standards, you can file a complaint with the New York State Division of Human Rights.

How to File a Complaint

A complaint must be filed with the Division within one (1) year of the alleged discriminatory act. You can find more information on your rights, and on the procedures for filing a complaint, by going to www.dhr.ny.gov, or by calling **1-888-392-3644** with questions about your rights. You can obtain a complaint form on the website, or one can be emailed or mailed to you. You can also call or email a division regional office. The regional offices are listed on the website.



City of Geneva Industrial Development Agency

MRB Cost Benefit Calculator

DateAugust 6, 2025

Project TitleLakeview Community Resources

Project Location218 Genesee St, Geneva, NY 14456

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

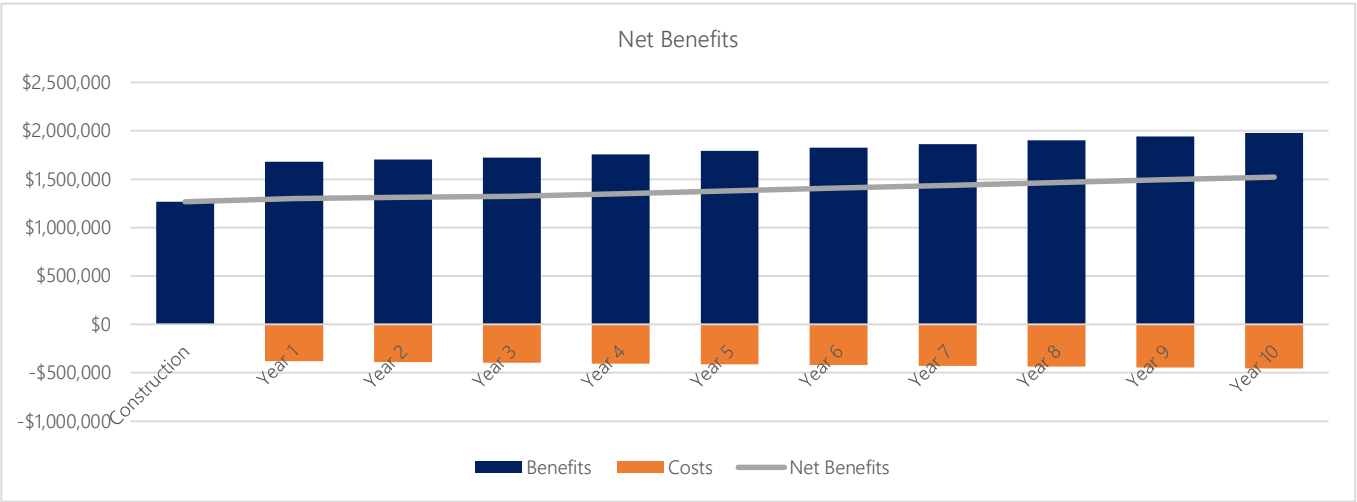
Construction Project Costs

\$38,192,063

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	18	4	22
Earnings	\$948,981	\$248,499	\$1,197,480
Local Spend	\$2,459,633	\$856,882	\$3,316,515

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	24	7	31
Earnings	\$44,582,191	\$18,739,558	\$63,321,749

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

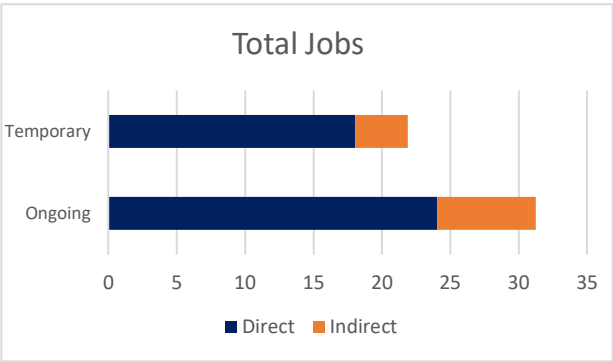
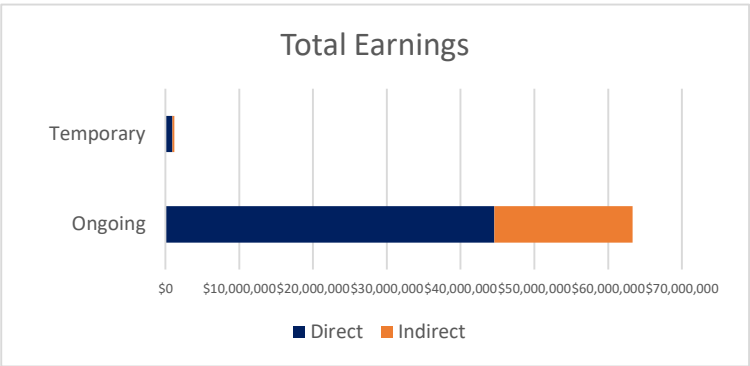


Figure 3



Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$15,458,806	\$11,207,599
Sales Tax Exemption	\$0	\$0
Local Sales Tax Exemption	\$0	\$0
State Sales Tax Exemption	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$15,458,806	\$11,207,599

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$65,418,242	\$47,768,622
To Private Individuals	\$64,519,229	\$47,114,768
Temporary Payroll	\$1,197,480	\$1,197,480
Ongoing Payroll	\$63,321,749	\$45,917,288
Other Payments to Private Individuals	\$0	\$0
To the Public	\$899,013	\$653,854
Increase in Property Tax Revenue	\$424,733	\$307,930
Temporary Jobs - Sales Tax Revenue	\$7,335	\$7,335
Ongoing Jobs - Sales Tax Revenue	\$466,946	\$338,589
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$3,445,400	\$2,515,506
To the Public	\$3,445,400	\$2,515,506
Temporary Income Tax Revenue	\$53,887	\$53,887
Ongoing Income Tax Revenue	\$2,849,479	\$2,066,278
Temporary Jobs - Sales Tax Revenue	\$8,382	\$8,382
Ongoing Jobs - Sales Tax Revenue	\$533,652	\$386,959
Total Benefits to State & Region	\$68,863,642	\$50,284,128

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$47,768,622	\$11,207,599	4:1
State	\$2,515,506	\$0	:1
Grand Total	\$50,284,128	\$11,207,599	4:1

*Discounted at the public sector discount rate of: 2%

Additional Comments from IDA

*Anticipated Unit Makeup:

6 targeting 50% AMI
20 targeting 60% AMI
11 targeting 80% AMI
37 supportive

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

Does this project provide onsite childcare facilities? No