



**Thursday, October 3, 2019**  
**Upstate MedTech Centre – Innovation Zone**  
**5:00 PM**

### **GGLDC MINUTES**

#### **Attendance**

Board Members: D. Cunningham, P. Battaglia, S. Noble-Moag, P. Zelif, G. Torrey, C. Yunker

Staff: L. Farrell, M. Masse, L. Casey, P. Kennett, C. Suozzi, J. Krencik

Guests: J. Gsell, A. Vanderhoof (GCEDC Board Member), M. Gray (GCEDC Board Member), A. Young (GCEDC Board Member)

Absent: T. Felton, M. Wiater, T. Bender

#### **1.0 Call to Order**

D. Cunningham called the meeting to order at 5:05 p.m. in the Upstate MedTech Centre Innovation Zone conference room.

#### **2.0 Chairman's Report and Activities**

##### **2.1 Upcoming Meetings:**

**Next Scheduled Board Meeting: Thursday, October 31<sup>st</sup> at 4:00 p.m.**

Audit & Finance Committee Meeting: Tuesday, October 29<sup>th</sup> at 8:30 a.m.

**2.2 Agenda Additions/ Deletions/ Other Business –** C. Yunker made a motion to add Ag Park Land Lease under 6.1 of the agenda, the motion was seconded by G. Torrey and approved by all Board members.

##### **2.3 Minutes: September 5, 2019**

**G. Torrey made a motion to approve the September 5, 2019 minutes as presented; the motion was seconded by P. Zelif. Roll call resulted as follows:**

T. Felton -	Absent	S. Noble-Moag -	Yes
D. Cunningham -	Yes	P. Battaglia -	Yes
T. Bender -	Absent	C. Yunker -	Yes
G. Torrey -	Yes	M. Wiater -	Absent
P. Zelif -	Yes		

**The item was approved as presented.**

### **3.0 Report of Management**

#### **3.1 Nothing at this time.**

### **4.0 Audit & Finance Committee – D. Cunningham**

#### **4.1 August 2019 financial Statements** – The following comments were made by L. Farrell:

- Accounts payable increased by the amounts due to GCEDC for MTC Property Management and the Economic Development Support Grant.
- Unearned revenue decreased as the GGLDC recognized rent received in advance.
- Normal operating activity.

The Audit & Finance Committee recommended the August 2019 financial statements to the Board for approval.

#### **D. Cunningham made a motion to approve the August 2019 Financial Statements as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

T. Felton -	Absent	S. Noble-Moag -	Yes
D. Cunningham -	Yes	P. Battaglia -	Yes
T. Bender -	Absent	C. Yunker -	Yes
G. Torrey -	Yes	M. Wiater -	Absent
P. Zeliff -	Yes		

**The item was approved as presented.**

**4.2 Land Lease Rates** - M. Masse discussed the land lease rates with the Audit and Finance Committee. The Committee asked M. Masse to reach out to C. Yunker for his opinion on the rates and if they were still fair market rate.

M. Masse checked with C. Yunker and was told that it was his opinion that the rates were still fair market value for the property. The Board was reminded that the GGLDC saves money by not having to pay for bush hogging and that farming also helps to eliminate the progression of wetlands.

#### **D. Cunningham made a motion to approve the land lease rates; the motion was seconded by S. Noble-Moag. Roll call resulted as follows:**

T. Felton -	Absent	S. Noble-Moag -	Yes
D. Cunningham -	Yes	P. Battaglia -	Yes
T. Bender -	Absent	C. Yunker -	Yes
G. Torrey -	Yes	M. Wiater -	Absent
P. Zeliff -	Yes		

**The item was approved as presented.**

**4.3 Budget Timeline** – L. Farrell reviewed the 2020 Budget timeline with the Board and noted that the Budget has to be submitted to ABO and posted to the website by November 1<sup>st</sup>. Given that, if we do not

have a quorum for October 31<sup>st</sup> then we will have to move that meeting up in order to meet the deadlines. L. Farrell asked the Board to notify her of any conflicts as soon as possible.

## **5.0 Governance & Nominating Committee**

**5.1 Nothing at this time.**

## **6.0 Other Business**

### **Addition to the agenda:**

**6.1 Land Lease** – C. Suozzi explained that he has a company who would like to lease property at the Ag Park until they decide where they would like to permanently build. Ultimately the company would like to build a 200,000 sf facility in Genesee County or a surrounding county. They have an immediate need for a site to store 30 trailer containers. The GGLDC would like to accommodate the company's need by allowing storage of these containers at the Ag Park, noting the following requirements:

- An initial 6 month lease will be offered, with the option for a 6 month extension.
  - \$500 per month lease.
  - No sub-letting without prior consent.
  - If they choose to purchase land at one of the GCEDC / GGLDC parks, all lease payments paid can be used as a credit against the purchase price.
- If they do not pursue their project at one of the GCEDC / GGLDC parks, but are still utilizing the leased land for storage, rent will increase to \$1,500 per month.
- Any costs to install fencing will be at the company's expense.
  - When property is vacated, the land will have to be brought back to its original state, removing all temporary fencing or buildings.

## **7.0 Adjournment**

As there was no further business, C. Yunker made a motion to adjourn at 5.14 p.m., which was seconded by P. Battaglia and passed unanimously.