



**GCEDC Board Meeting  
Thursday, May 7, 2020  
Location: Electronically  
4:00 PM**

**GCEDC MINUTES**

**Attendance**

Board Members: P. Battaglia, C. Yunker, A. Vanderhoof, T. Bender, A. Young, P. Zelif  
Staff: L. Farrell, M. Masse, L. Casey, P. Kennett, J. Krencik, S. Hyde, C. Suozzi  
Guests: D. Cunningham (GGLDC Board Member), S. Noble-Moag  
(GGLDC Board Member), G. Torrey (GGLDC Board Member), M. Wiater  
(GGLDC Board Member), Tom Felton (GGLDC Board Member), R. Gaenzle  
(Harris Beach)  
Absent: M. Gray

**1.0 Call to Order**

P. Battaglia called the meeting to order at 4:02 p.m. via conference call / video conference.

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020 suspending the Open Meetings Law, this Meeting is being held electronically via conference call / video conference instead of a public meeting open for the public to attend in person.

**1.1 Enter Executive Session**

C. Yunker made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 4:03 p.m. for the following reasons:

1. The medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation.

The motion was seconded by P. Zelif and approved by all members present.

**1.2 Enter Public Session**

P. Zelif made a motion to enter back into public session at 4:14 p.m., seconded by C. Yunker and approved by all members present.

**2.0 Chairman's Report & Activities**

**2.1 Upcoming Meetings:**

**Next Scheduled Board Meeting: Thursday, June 4th at 4:00 p.m.**

Audit & Finance Committee Meeting: Tuesday, June 2<sup>nd</sup> at 8:30 a.m.

STAMP Committee Meeting: Tuesday, June 2<sup>nd</sup> at 10:30 a.m.

Governance & Nominating Committee Meeting: Thursday, June 4<sup>th</sup> at 3:00 p.m.

## 2.2 Agenda Additions / Deletions / Other Business-

**C. Yunker made a motion to add agenda item 5.1 as “Recommendation for GGLDC Board Member Appointment”; the motion was seconded by A. Young. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeff -	Yes
A. Young -	Yes	M. Gray -	Absent
A. Vanderhoof -	Yes		

**The item was approved as presented.**

## 2.3 Minutes: March 26<sup>th</sup>, 2020

**P. Zeff made a motion to approve the March 26, 2020 minutes as presented; the motion was seconded by A. Vanderhoof. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeff -	Yes
A. Young -	Yes	M. Gray -	Absent
A. Vanderhoof -	Yes		

**The item was approved as presented.**

## 3.0 Report of Management

**3.1 Fancher BETP Housing Project – Initial Resolution** – J & R Fancher Property Holdings, LLC is proposing to construct a three-story, mixed-use building on 2 buildable acres (7.9 acres total) at Buffalo East Technology Park in Pembroke, NY.

The \$3 million project includes:

- Create 17 market-rate 1-bedroom and 2-bedroom apartments on the second and third floors with indoor parking available and a fitness center.
- Create a "vanilla" box interior space on the first floor, a total of 4 spaces, to attract commercial tenants that will comprise less than 1/3 of total project costs.

Total planned square footage of new construction is 32,254 sq. ft. Two recent studies by LaBella Associates - the Genesee County Housing Needs Assessment - and The Rockefeller Institute of Government (SUNY's Think Tank) - Generating Growth in Genesee County - identify housing availability as Genesee County's biggest challenge in order to fully realize the value of the economic development strategy that is in-place and being implemented. LaBella Associates reported that 4,800 units are needed in the next 20 years across multiple sectors, including rental units and single-family homes. The GCEDC would be assisting the project with a sales tax exemption, mortgage tax exemption and property tax exemptions. A public hearing will be held as benefits are estimated to be over \$100,000.

RESOLUTION OF THE GENESEE GATEWAY LOCAL DEVELOPMENT CORPORATION AUTHORIZING (I) THE SALE OF CERTAIN LANDS TO J & R FANCHER PROPERTY HOLDINGS, LLC COMPRISING APPROXIMATELY 7.9 +/- ACRES LOCATED IN THE TOWN OF PEMBROKE, GENESEE COUNTY, NEW YORK, AND KNOWN AS PART OF TAX PARCEL 19.-1-74 (THE "LAND"), AND (II) THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT FOR THE CONVEYANCE OF THE LAND AND THE EXECUTION AND DELIVERY OF DOCUMENTS NECESSARY AND INCIDENTAL THERETO

**C. Yunker made a motion to accept initial resolution #05/2020-01, authorizing the scheduling of a public hearing; the motion was seconded by A. Young. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
A. Young -	Yes	M. Gray -	Absent
A. Vanderhoof -	Yes		

**The item was approved as presented.**

**3.2 Bright Oak Solar – Initial Resolution-** The company is planning a community solar farm in the Town of Batavia. The project is a 4MW (AC) solar generation system that will be interconnected with National Grid. While acknowledging this project does not advance the job creation opportunities of our IDA statutory powers, it offers several benefits that align with GCEDC statutory powers including advancing the health, general prosperity and economic welfare of the people of the state of New York (Genesee County). A public hearing will be held as benefits are estimated to be over \$100,000

Resolution No. 05/2020 - 02

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION WITH RESPECT TO A CERTAIN 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.

**T. Bender made a motion to accept initial resolution #05/2020-02, authorizing the scheduling of a public hearing; the motion was seconded by P. Zelif. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
A. Young -	Yes	M. Gray -	Absent
A. Vanderhoof -	Yes		

**The item was approved as presented.**

**3.3 Local and Regional Economic Re-Start and Recovery Planning-** A team of 14 members, representing various economic partners, has been formed in response to the economic impact that COVID-19 has had on our community. Representation includes individuals from the Batavia Development Corporation, the Batavia Improvement District, the City of Batavia, Genesee County and Freed Maxick.

DRAFT guidance based on feedback from a recent economic development study by The Rockefeller Institute of Government (SUNY Thinktank), the Site Selection community, IEDC webinars and area business and local / regional economic development partners was provided in the Board packet. Genesee County's input and plans as part of the Finger Lakes regional economic re-start/recovery planning consists of a 6-prong approach, including Capital Access, Business Attraction, Economic Driver "Connections", Activate Workforce Development, Placemaking/Downtown Development, and Housing.

#### **4.0 Audit & Finance Committee**

**4.1 1<sup>st</sup> Quarter Financial Statements-** L. Farrell reviewed the 1<sup>st</sup> quarter financial statements with the Board. The following was noted:

- Grants receivable decreased from audited numbers at 12/31/19. We collected a National Grid engineering grant that we had previously submitted a reimbursement request for. We received final payment.
- Accounts payable was near \$1M at 12/31/19. These were mostly related to STAMP expenditures and GURFs that were in the process of being submitted for release of funds from ESD, which were paid in the first quarter. Payables are now approximately \$18,000.
- Deal flow is still strong; however, no projects closed in the 1<sup>st</sup> quarter.
- There is \$16,000 recorded for annual administrative fees from projects.
- Project origination revenue is projected to exceed the 2020 budget by \$230,000.
- Normal monthly activity.

The financial statements were reviewed in detail by the Committee and are recommended for approval.

**T. Bender made a motion to approve the 1<sup>st</sup> Quarter Financial Statements as presented; the motion was seconded by A. Young. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
A. Young -	Yes	M. Gray -	Absent
A. Vanderhoof -	Yes		

**The item was approved as presented.**

**4.2 Mowing Bids-** The GCEDC asked four companies for bids to mow the properties we have acquired at STAMP and the entrance sign to STAMP. The results of the bids are as follows based on 6 mows in the season.

1. \$3,300 – S&S Trucking
2. \$3,150 – Scalia's Landscaping
3. Declined to bid – McKenzie Landscaping
4. Declined to bid – Bubba's Landscaping

This was recommended for approval by the Committee.

**T. Bender made a motion to approve the mowing contract for STAMP properties to Scalia's Landscaping not to exceed \$3,150; the motion was seconded by P. Zelif. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
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T. Bender - Yes  
A. Young - Yes  
A. Vanderhoof – Yes

P. Zelif - Yes  
M. Gray - Absent

**The item was approved as presented.**

**4.3 Town of LeRoy Funding Deferral Request-** In 2018, the Town of LeRoy signed an Intermunicipal Agreement with the GCEDC that committed to four annual payments of \$50,000. Due to the recent pandemic and COVID-19, the Town of Leroy has sent in a request seeking to defer this year's payment and to amend the agreements to reflect that deferral.

This was recommended for approval by the Committee.

**P. Zelif made a motion to approve the IMA amendment to defer the Town of LeRoy payment of \$50,000 for one year; the motion was seconded by A. Vanderhoof. Roll call resulted as follows:**

P. Battaglia - Yes  
T. Bender - Yes  
A. Young - Yes  
A. Vanderhoof – Yes

C. Yunker - Yes  
P. Zelif - Yes  
M. Gray - Absent

**The item was approved as presented.**

## **5.0 Governance & Nominating Committee – C. Yunker**

**5.1 Recommendation for GGLDC Board Member Appointment –** The Committee recommends reappointing S. Noble-Moag to the GGLDC Board for another 6-year term.

This is recommended for approval by the Committee.

**C. Yunker made a motion to reappoint S. Noble-Moag to the GGLDC Board; the motion was seconded by P. Zelif. Roll call resulted as follows:**

P. Battaglia - Yes  
T. Bender - Yes  
A. Young - Yes  
A. Vanderhoof – Yes

C. Yunker - Yes  
P. Zelif - Yes  
M. Gray - Absent

**The item was approved as presented.**

## **6.0 STAMP Committee – P. Zelif**

**6.1 Nothing at this time.**

## **7.0 Employment & Compensation – T. Bender**

**7.1 Nothing at this time.**

## **8.0 Other Business**

**8.1 Nothing at this time.**

**9.0 Adjournment**

As there was no further business, A. Young made a motion to adjourn at 4:38 p.m., which was seconded by A. Vanderhoof and passed unanimously.