



**Thursday, December 21, 2017
Upstate MedTech Centre – Innovation Zone
4:00 PM**

GCEDC MINUTES

Attendance

Board Members: P. Battaglia, T. Bender, P. Zeliff, C. Yunker, M. Gray

Staff: L. Farrell, M. Masse, E. Richardson, R. Tabelski, C. Suozzi, P. Kennett

Guests: J. Krencik (The Daily News), R. Gaenzle (Harris Beach)

Absent: J. Rizzo, M. Davis

1.0 Call to Order

P. Battaglia called the meeting to order at 4:00 p.m. in the Upstate MedTech Centre Innovation Zone conference room.

1.1 Enter Executive Session

P. Zeliff made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 4:00 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.
2. The proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.

The motion was seconded by T. Bender and approved by all members present.

The staff was excused from the meeting at 4:30 p.m.

1.2 Enter Public Session

M. Gray made a motion to enter back into public session at 4:39 p.m., seconded by C. Yunker and approved by all members present.

The staff rejoined the meeting at 4:39 p.m.

2.0 Chairman's Report & Activities

2.1 Upcoming Meetings – P. Battaglia reviewed the upcoming meeting dates with the Board.

Next Scheduled Board Meeting: Thursday, January 11th at 4:00 p.m.

Audit & Finance Committee Meeting: Tuesday, January 9th at 8:30 a.m.

STAMP Committee Meeting: Tuesday, January 9th at 10:30 a.m.

Governance & Nominating Committee Meeting: Thursday, January 11th at 3 p.m.

2.2 Agenda Additions / Deletions / Other Business –

M. Gray made a motion to approve adding item 4.1 Savage I.O. Settlement Offer to the agenda; the motion was seconded by P. Zelif. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Davis -	Absent	M. Gray -	Yes
J. Rizzo -	Absent		

The item was approved as presented.

3.0 Report of Management

3.1 Apple Tree Acres Purchase and Sale Agreement – R. Gaenzle shared that the Agency has received a purchase and sale agreement for 23.5 +/- acres located within the Appletree Acres Corporate Business Park. The sale price of the property is to be \$430,000. This agreement is subject to Harris Beach adding additional language related to job creation. All fees/costs related to this closing are estimated at \$7,000.

T. Bender made a motion to approve the Purchase & Sale Agreement for 23.5 +/- acres at Apple Tree Acres, with related closing costs not to exceed \$7,000; the motion was seconded by P. Zelif. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Davis -	Absent	M. Gray -	Yes
J. Rizzo -	Absent		

The item was approved as presented.

4.0 Audit & Finance Committee – M. Gray

4.1 Savage I.O. Settlement Offer – M. Masse shared that the Agency's loan with Savage I.O. has been in default since the end of 2015 and has since been sent to collections. The outstanding balance on the loan is \$34,019.01. The collection agency has received a pay off offer of \$20,000 from the new CEO of Savage I.O. The previous owners are no longer involved in the business, and it has relocated outside of Genesee County. The Audit & Finance Committee countered with a settlement offer of \$25,000 and it has been accepted by the company.

M. Gray made a motion to accept the settlement offer of \$25,000 for the Savage I.O. loan as presented; the motion was seconded by T. Bender. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Davis -	Absent	M. Gray -	Yes
J. Rizzo -	Absent		

The item was approved as presented.

5.0 Governance & Nominating Committee – J. Rizzo

5.1 Nothing at this time – Nothing at this time.

6.0 STAMP Committee – P. Zelif

6.1 Waste Water Recycling System Proposal – P. Zelif shared as part of the development of the STAMP site, the GCEDC is looking into possible alternatives that would help keep infrastructure capacities down, while providing reasonable solutions for companies looking to locate there. One possible solution is a wastewater recycling system that would allow potential high-tech manufacturers to capture their wastewater, treat it, and pass it through their manufacturing processes again. This will help reduce the overall water/wastewater needs at the site. We did solicit three companies to provide services on this project. The Agency feels that the proposal from AECOM is the best proposal to be able to provide a comprehensive solution, including costing, for this system. The proposal is not to exceed \$30,000 and will be funded by the Empire State Development \$33M grant.

P. Zelif made a motion to approve accepting the proposal from AECOM for the Waste Water Recycling System no to exceed \$30,000 as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Davis -	Absent	M. Gray -	Yes
J. Rizzo -	Absent		

The item was approved as presented.

6.2 Water Line Dedication – Town / Village of Oakfield – P. Zelif shared that as part of the construction of the main water line to service STAMP, the GCEDC’s contractor has completed construction of the line located within the Town / Village of Oakfield, and the Town wants to allow residents to hook up and start receiving water services due to failing wells and water quality. The GCEDC would like to dedicate this portion of the line over to the Town of Oakfield to allow them to provide the water to their residents, subject to punch list items that need to be completed (mainly restoration).

P. Zelif made a motion to approve of dedication of water lines that were installed along Route 63 located within the Town of Oakfield as presented; the motion was seconded by T. Bender. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Davis -	Absent	M. Gray -	Yes
J. Rizzo -	Absent		

The item was approved as presented.

6.3 Water Line Dedication – Town of Alabama – P. Zelif shared that as part of the construction of the main water line to service STAMP, the GCEDC’s contractor has completed construction of the line located within the Town of Alabama, and the Town wants to allow residents to hook up and start receiving water services due to failing wells and water quality. The GCEDC would like to dedicate this portion of the line over to the Town of Alabama to allow them to provide the water to their residents, subject to punch list items that need to be completed (mainly restoration).

P. Zelif made a motion to approve of dedication of water lines that were installed along Route 63 and Maple Avenue located within the Town of Alabama as presented; the motion was seconded by T. Bender. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Davis -	Absent	M. Gray -	Yes
J. Rizzo -	Absent		

The item was approved as presented.

7.0 Employment & Compensation Committee

7.1 Nothing at this time.

8.0 Other Business

9.0 Adjournment

As there was no further business, C. Yunker made a motion to adjourn at 4:45 p.m., which was seconded by M. Gray and passed unanimously.