



**Thursday, October 5, 2017
Upstate MedTech Centre – Innovation Zone
4:00 PM**

GGLDC MINUTES

Attendance

Board Members: T. Felton, D. Cunningham, C. Yunker, G. Torrey, S. Noble-Moag, M. Wiater, J. Rizzo, T. Bender

Staff: S. Hyde, M. Masse, L. Farrell, E. Richardson, R. Tabelski, C. Suozzi

Guests: M. Gray (GCEDC Board Member), M. Davis (GCEDC Board Member), J. Krencik (The Daily News)

Absent: P. Battaglia

1.0 Call to Order

1.1 Enter Public Session

T. Felton called the meeting to order at 5:15 p.m. in the Upstate MedTech Centre Innovation Zone conference room.

2.0 Chairman's Report and Activities

2.1 Upcoming Meetings – T. Felton reviewed the upcoming meeting dates with the Board.
Next Scheduled Board Meeting: Thursday, October 26th at 4:00 pm
Audit & Finance Committee Meeting: Tuesday, October 24th at 8:30 am

2.2 Agenda Additions/Deletions/Other Business – S. Noble-Moag made a motion to approve adding items 4.4 Batavia Micropolitan Area Redevelopment Loan Fund Policy Amendment and 4.5 Gallina Lease Amendment to the agenda; the motion was seconded by D. Cunningham. Roll call resulted as follows:

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

The item was approved as presented.

2.3 Minutes: September 7, 2017

D. Cunningham made a motion to approve the September 7, 2017 meeting minutes as presented; the motion was seconded by G. Torrey. Roll call resulted as follows:

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

The item was approved as presented.

3.0 Report of Management

3.1 Nothing at this time.

4.0 Audit & Finance Committee

4.1 August 2017 Financial Statements – The August financial statements were reviewed with the Committee. A brief overview was given; all expenditures are in line with the budget, except as noted. The financial statements are being recommended for approval.

D. Cunningham made a motion to approve the August 2017 Financial Statements as presented; the motion was seconded by S. Noble-Moag. Roll call resulted as follows:

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

The item was approved as presented.

4.2 Grant Agreement – Genesee & Valley Mohawk Railroad – M. Masse shared that the GGLDC currently has a rail grant that can be utilized at the Ag Park. This project is being broken into two phases, and NYSDOT has agreed to release funding for Phase I which would be the rehabilitation of the existing Peanut Rail line that provides access to the Ag Park. Phase II would be the extension of the rail line into the park to service a specific company who would locate there. This agreement lays out the terms and conditions for Genesee & Mohawk Valley Railroad to complete the work and the reimbursement of the cost through their NYSDOT Rail Grant.

S. Noble-Moag made a motion to approve the Grant Agreement with Genesee & Valley Mohawk Railroad as presented; the motion was seconded by D. Cunningham. Roll call resulted as follows:

T. Felton -	Yes	S. Noble-Moag -	Yes
D. Cunningham -	Yes	P. Battaglia -	Absent

T. Bender -	Yes	C. Yunker -	Yes
J. Rizzo -	Yes	G. Torrey -	Yes
M. Wiater -	Yes		

The item was approved as presented.

4.3 2018 Land Lease Rates – M. Masse reviewed the 2018 proposed land lease rates with the Board. He reminded them that the GGLDC saves money not having to hire bush hogging and that farming also helps to eliminate the progression of wetlands. The rates would be the same as last year.

M. Wiater made a motion to approve 2018 Land Lease Rates as presented; the motion was seconded by S. Noble-Moag. Roll call resulted as follows:

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

The item was approved as presented.

4.4 Batavia Micropolitan Area Redevelopment Loan Fund Policy Amendment – M. Masse requested that the Board consider amending the current Batavia Micropolitan Area Redevelopment Loan Fund policy to allow for loans of up to \$200,000. The current policy only allows loans to be made up to \$100,000.

He also requested that the Board re-authorize the loan to Batavia Brewing of \$150,000 that will be paid out of these funds.

G. Torrey made a motion to Amend the Batavia Micropolitan Area Redevelopment Loan Fund to allow for loans of up to \$200,000 and to re-authorize the loan to Batavia Brewing for \$150,000; the motion was seconded by D. Cunningham. Roll call resulted as follows:

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

The item was approved as presented.

4.5 Gallina Lease Amendment – M. Masse shared that the GGLDC previously approved a Lease Agreement with Gateway GS, LLC (Gallina Development) to build a spec building at Gateway II Corporate Park. After review of the project, the Town of Batavia has recommended that traffic mitigation be completed. One option would be installing a turn lane at the intersection of Saile Drive and Route 98 which would cost approx. \$500K. The other option would be the extension/ completion of Call Parkway. The amendment brought forward today states that Gateway GS would fund the costs to mitigate the traffic concerns and in turn would apply the costs to the purchase price of the property. The cost of the improvements would not exceed the cost of the 5 acres of land they are looking to purchase. Harris Beach drafted the amendment.

S. Noble-Moag made a motion to approve the amendment to the Gateway GS, LLC Lease Agreement; the motion was seconded by D. Cunningham. Roll call resulted as follows:

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

The item was approved as presented.

5.0 Governance & Nominating Committee

5.1 Nothing at this time.

6.0 Other Business

6.1 Nothing at this time.

7.0 Adjournment

As there was no further business, J. Rizzo made a motion to adjourn at 5:25 p.m., which was seconded by S. Noble-Moag and passed unanimously.