



Thursday, September 7, 2017
Upstate MedTech Centre – Innovation Zone
4:00 PM

GGLDC MINUTES

Attendance

Board Members: T. Felton, D. Cunningham, C. Yunker, G. Torrey, P. Battaglia, S. Noble-Moag, M. Wiater

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

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

Absent: T. Bender, J. Rizzo

1.0 Call to Order

1.1 Enter Public Session

T. Felton called the meeting to order at 5:42 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 5th at 4:00 pm
 Audit & Finance Committee Meeting: Tuesday, October 3rd at 8:30 am

2.2 Agenda Additions/Deletions/Other Business –Nothing at this time.

2.3 Minutes: August 3, 2017

M. Wiater made a motion to approve the August 3, 2017 meeting minutes 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 -	Yes
T. Bender -	Absent	C. Yunker -	Yes
J. Rizzo -	Absent	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 July 2017 Financial Statements – The July 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.

M. Wiater made a motion to approve the July 2017 Financial Statements 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 -	Yes
T. Bender -	Absent	C. Yunker -	Yes
J. Rizzo -	Absent	G. Torrey -	Yes
M. Wiater -	Yes		

The item was approved as presented.

4.2 2018 Budget Timeline – L. Farrell reviewed the 2018 budget timeline with the Board and noted some important upcoming dates.

4.3 Grant Agreement with Genesee County (OCR – Resurgence) – M. Masse shared that Genesee County has completed, submitted and has been approved to receive Federal grant assistance in the amount of \$225,000 from NYS Housing Trust Fund Corporation represented by the NYS Office of Community Renewal through the Community Development Block Grant (CDBG) Fund for providing financing to assist Resurgence Brewing Company, LLC for the establishment of a production brewery and taproom. This agreement lays out the terms and conditions of that funding being received by the County and then disbursed and administered by the GGLDC.

M. Wiater made a motion to approve Grant Agreement with Genesee County (OCR – Resurgence) 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 -	Yes
T. Bender -	Absent	C. Yunker -	Yes
J. Rizzo -	Absent	G. Torrey -	Yes
M. Wiater -	Yes		

The item was approved as presented.

4.4 Grant Agreement with Town of Batavia (OCR – Freightliner) – M. Masse shared that the Town of Batavia has completed, submitted and has been approved to receive Federal grant assistance in the amount of \$465,000 from NYS Housing Trust Fund Corporation represented by the NYS Office of Community Renewal through the Community Development Block Grant (CDBG) Fund for the purpose of providing financing to assist Freightliner & Western Star of Batavia, LLC for the establishment of a new truck service and education facility in the Town of Batavia. This agreement lays out the terms and conditions of that funding being received by the Town and then disbursed and administered by the GGLDC.

S. Noble-Moag made a motion to approve the Grant Agreement with the Town of Batavia (OCR – Freightliner) 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 -	Yes
T. Bender -	Absent	C. Yunker -	Yes
J. Rizzo -	Absent	G. Torrey -	Yes
M. Wiater -	Yes		

The item was approved as presented.

4.5 Gallina Development Lease Agreement – M. Masse shared that Gateway GS, LLC (Gallina Development), would like to lease land at the GGLDC’s Gateway II Corporate Park to build a spec building on, to market and lease.

M. Wiater made a motion to approve the Gallina Development Lease Agreement 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 -	Yes
T. Bender -	Absent	C. Yunker -	Yes
J. Rizzo -	Absent	G. Torrey -	Yes
M. Wiater -	Yes		

The item was approved as presented.

5.0 Governance & Nominating Committee

T. Felton shared that he has appointed G. Torrey to the Governance & Nominating Committee and D. Cunningham to the Audit & Finance Committee.

5.1 Officer Appointments – The Committee has recommended appointing C. Yunker as Vice-Chairman and G. Torrey as Treasurer of the GGLDC.

S. Noble-Moag made a motion to approve the Officer Appointments as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was approved as presented.

5.2 Code of Ethics – The Committee has recommended the Code of Ethics policy. This policy mirrors the policy that the GCEDC has reviewed and adopted.

G. Torrey made a motion to approve the Code of Ethics 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 -	Yes
T. Bender -	Absent	C. Yunker -	Yes
J. Rizzo -	Absent	G. Torrey -	Yes
M. Wiater -	Yes		

The item was approved as presented.

6.0 Other Business

6.1 Incentive Zoning Agreement Amendment – M. Masse shared that the staff has been working with the Town of Alabama on amending the existing Incentive Zoning Agreement (IZA) that was originally approved in December of 2012 to accelerate the Town’s water project. Over the last four years, the scope of the potential tenants and their needed infrastructure has changed, along with the proposed concept plan of the STAMP site at full build out. During this process, there have been several items that the GCEDC has needed to request from the Town to accomplish the goal of STAMP and its revised layout (including some reductions to require buffers). The Town of Alabama has held its necessary public hearings on this amendment, and the Town Board approved it at their August 14th Board meeting.

Additional funds to be paid to the Town of Alabama under this amendment are approx. \$3.9M, with \$3.2M of it being covered under existing NYS grants and funding from the County, with the remaining \$700,000 to be paid out of future land sale proceeds (the result of additional developable acreage from Town concessions on buffers and the GCEDC’s decision to sell undevelopable land). The \$700,000 amount could be higher or lower depending on the selling price of land.

The GGLDC approved the original Incentive Zoning Agreement and the Town has asked that the GGLDC approve the amendment as well.

M. Wiater made a motion to approve the Incentive Zoning Agreement Amendment 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 -	Yes
T. Bender -	Absent	C. Yunker -	Yes
J. Rizzo -	Absent	G. Torrey -	Yes
M. Wiater -	Yes		

The item was approved as presented.

7.0 Adjournment

As there was no further business, M. Wiater made a motion to adjourn at 5:54 p.m., which was seconded by G. Torrey and passed unanimously.