



GCEDC Audit & Finance Committee Meeting
Thursday, December 15, 2022
Location: 99 MedTech Drive, Innovation Zone
3:00 p.m.

MINUTES

ATTENDANCE

Committee Members: M. Gray, T. Bender, P. Battaglia (Video Conference*)
Staff: L. Farrell, L. Casey, M. Masse, J. Krencik, C. Suozzi, S. Hyde
Guests: D. Cunningham (GGLDC Board Member)
Absent: P. Zeliff

* Attending from physical location identified in meeting notice as open to the public.

1. CALL TO ORDER / ENTER PUBLIC SESSION

M. Gray called the meeting to order at 3:42 p.m. in the Innovation Zone.

2. Chairman’s Report & Activities

2a. Agenda Additions / Other Business – Nothing at this time.

3. DISCUSSIONS / OFFICIAL RECOMMENDATIONS OF THE COMMITTEE:

3a. Insurance Renewal - The same discussion that took place during the GGLDC Audit & Finance Committee regarding the insurance renewal applies to the GCEDC. The key points of discussion have been added for ease of reference. As requested by the Board of Directors, Tompkins “shopped insurance”. Tompkins aggressively went after two municipal markets; however, because we are a quasi-governmental agency, they do not want to cover our entities. Additionally, per J. Teresi many carriers are not in the business of covering land development. Historically, Selective has only charged for the exposure associated with the MedTech Centre building and has not charged for other development efforts. Last year, the insurance premium was approximately \$40,000. However, with the development of the STAMP site there is an expectation that infrastructure development efforts will only increase and a change in land classification has been made. Vacant land is approximately \$3/acre while land under development is approximately \$20/acre. Selective has provided a quote that is reflective of this change and increased risk exposure. This year, the insurance premium across all entities, including the STAMP Water and Sewer Works Corps, is approximately \$71,000. This does not include the \$10 million umbrella. Despite this increase, Selective is still the *only* and *best* option. The pricing included in the proposal disbursed today and presented is fairly accurate. This increase was not included in the 2023 budget. Therefore, there will be a budget variance as opposed to a budget amendment. J. Teresi is working with Selective to clean up the charges, exposures and acreage listed. He is also working to put together an alternative umbrella program. He hopes to have this pricing by next week.

T. Bender made a motion to recommend to the full Board moving forward with the 2023 insurance renewal with Selective; the motion was seconded by P. Battaglia. Roll call resulted as follows:

P. Battaglia - Yes (Video Conference*)

M. Gray - Yes
T. Bender - Yes
P. Zelif - Absent

The item was approved as presented.

4. ADJOURNMENT

As there was no further business, T. Bender made a motion to adjourn at 3:43 p.m., seconded by P. Battaglia and passed unanimously.