



**GGLDC Board Meeting**  
**Thursday, March 3, 2022**  
**Location: Electronically**  
**4:00 PM**

**GGLDC MINUTES**

**Attendance**

Board Members: D. Cunningham, G. Torrey, J. Tretter, T. Felton, T. Bender, P. Zeliff, P. Battaglia, C. Yunker  
Staff: C. Suozzi, S. Hyde, L. Farrell, M. Masse, P. Kennett, J. Krencik, L. Casey  
Guests: R. Gaenzle (Harris Beach), M. Clattenburg (GCEDC Board Member), C. Kemp (GCEDC Board Member), M. Gray (GCEDC Board Member), M. Landers (County Manager)  
Absent: S. Noble-Moag

**1.0 Call to Order**

D. Cunningham called the meeting to order at 4:41 p.m. via conference call / video conference.

Governor Kathy Hochul signed legislation (S.50001 / A.40001) on September 2, 2021 extending virtual access to public meetings under NYS's Open Meetings Law, which allows virtual participation in local government meetings during the COVID-19 pandemic. This meeting is being held electronically via conference call / video conference instead of a public meeting open for the public to attend in person.

**2.0 Chairman's Report and Activities**

**2.1 Upcoming Meetings:**

**Next Scheduled Board Meeting: Thursday, March 24<sup>th</sup> at 4:00 p.m.**

Audit & Finance Committee Meeting: Thursday, March 24<sup>th</sup> at 3:00 p.m.

**Cancelled – Annual Meeting: March 25<sup>th</sup>**

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

**2.3 Minutes: February 3, 2022**

**G. Torrey made a motion to approve the February 3, 2022 minutes; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

T. Felton -	Yes	S. Noble-Moag -	Absent
D. Cunningham -	Yes	P. Battaglia -	Yes
C. Yunker -	Yes	T. Bender -	Yes
G. Torrey -	Yes	P. Zeliff -	Yes
J. Tretter -	Yes		

The item was approved as presented.

### 3.0 Report of Management

3.1 Nothing at this time.

### 4.0 Audit & Finance Committee – D. Cunningham

**4.1 Investment Report** - The Investment Report summarizes the GGLDC's bank balances, general ledger balances and interest income at 12/31/21. As of 12/31/21, the GGLDC's cash balances of \$44,099 were not secured by FDIC insurance or a pledge of eligible securities. Cash balances were fully collateralized as of 1/25/22. The report will be submitted into PARIS and posted on the website.

This was recommended for approval by the Committee.

**P. Battaglia made a motion to approve the Investment Report as presented; the motion was seconded by J. Tretter. Roll call resulted as follows:**

T. Felton -	Yes	S. Noble-Moag -	Absent
D. Cunningham -	Yes	P. Battaglia -	Yes
C. Yunker -	Yes	T. Bender -	Yes
G. Torrey -	Yes	P. Zeliff -	Yes
J. Tretter -	Yes		

The item was approved as presented.

**4.2 Procurement Report** - Public authorities are required to report all procurement transactions active during the reporting period that have an actual or estimated value of \$5,000 or more. This report will be submitted into the PARIS system and posted on the website.

The Procurement Report was reviewed in detail by the Committee and are recommended for approval.

**T. Bender made a motion to approve the Procurement Report as presented; the motion was seconded by G. Torrey. Roll call resulted as follows:**

T. Felton -	Yes	S. Noble-Moag -	Absent
D. Cunningham -	Yes	P. Battaglia -	Yes
C. Yunker -	Yes	T. Bender -	Yes
G. Torrey -	Yes	P. Zeliff -	Yes
J. Tretter -	Yes		

The item was approved as presented.

**4.3 Revised PSA for BETP Including Deed Restriction** - The GGLDC had previously approved Purchase and Sale Agreements from Fancher to acquire lots 2 and 3 of tax parcel 19.-1-74. Fancher would like to terminate those existing PSAs and replace it with a PSA for the entirety of parcel 19.-1-74 for \$304,000. This resolution will also include establishing a deed restriction on the parcel known as Lot 1 to ensure that the development that occurs there is a mixed use of commercial and residential rental.

**Fund Commitment:** Legal fees to Harris Beach not to exceed \$11,000 for the transaction.

Resolution No. #03 / 2022 - 01

RESOLUTION OF THE GENESEE GATEWAY LOCAL DEVELOPMENT CORPORATION,  
AUTHORIZING:

- I. THE SALE OF CERTAIN LANDS OWNED BY GENESEE GATEWAY LOCAL DEVELOPMENT CORPORATION TO J & R FANCHER PROPERTY HOLDINGS, LLC, COMPRISING APPROXIMATELY 17.02 +/- ACRES LOCATED IN THE TOWN OF PEMBROKE, GENESEE COUNTY, NEW YORK, AND KNOWN AS TAX PARCEL 19.-1-74 (THE "LAND"),
- II. THE CANCELLATION OF PREVIOUSLY EXECUTED PURCHASE AND SALE AGREEMENTS FOR PROPOSED SUBDIVIDED LOTS 2 AND 3 UPON THE LAND,
- III. THE ADOPTION OF A DEED RESTRICTION FOR THE LAND RESTRICTING DEVELOPMENT ON THE SOUTHERN PORTION OF THE LAND TO MIXED USE WHICH WOULD APPLY TO THE AREA PREVIOUSLY DESCRIBED AS LOT 1 AND,
- IV. THE EXECUTION AND DELIVERY OF A NEW PURCHASE AND SALE AGREEMENT FOR THE CONVEYANCE OF THE LAND AND THE EXECUTION AND DELIVERY OF DOCUMENTS NECESSARY AND INCIDENTAL THERETO.

This was recommended for approval by the Committee.

**J. Tretter made a motion to approve Resolution No. #03/2022-01 and Revised PSA for BETP Including Deed Restriction and payment of legal fees not to exceed \$11,000 as presented; the motion was seconded by T. Felton. Roll call resulted as follows:**

T. Felton -	Yes	S. Noble-Moag -	Absent
D. Cunningham -	Yes	P. Battaglia -	Yes
C. Yunker -	Yes	T. Bender -	Yes
G. Torrey -	Yes	P. Zelif -	Yes
J. Tretter -	Yes		

**The item was approved as presented.**

**4.4 Genesee CARES Subrecipient Agreement** - Genesee County has completed, submitted and been approved to receive Federal grant assistance in the amount of \$1,000,000 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 financial grants to eligible businesses to support customer and staff safety, support efforts to bring employees back to the workforce, improve and expand business operations, facilitate outdoor dining, and improve business resiliency for businesses throughout Genesee County. This agreement lays out the terms and conditions of that funding being received by the County and then disbursed and administered by the GGLDC.

**Fund commitment:** None.

This was recommended for approval by the Committee.

**T. Bender made a motion to approve the Genesee CARES Subrecipient Agreement as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

T. Felton -	Yes	S. Noble-Moag -	Absent
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D. Cunningham -	Yes	P. Battaglia -	Yes
C. Yunker -	Yes	T. Bender -	Yes
G. Torrey -	Yes	P. Zelif -	Yes
J. Tretter -	Yes		

**The item was approved as presented.**

**5.0 Governance & Nominating Committee – S. Noble-Moag**

**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, G. Torrey made a motion to adjourn at 4:47 p.m., which was seconded by T. Bender and passed unanimously.