



Wednesday, September 10, 2008
8:00 am – GCEDC Offices

MINUTES

ATTENDANCE

Agency Members: J. Vincent, J. Andrews, W. Hinchey, H. Upson, J. Fulmer
Staff: S. Hyde, S. Lockwood, S. Cook, C. Suozzi, P. Kennett, C. Zambito, J. Macaluso
Guests: J. Gsell (Genesee County Manager), J. Duval (Planning Dept Director), R. Gaenzle (Council),
P. Mrozack (Batavia Daily News)
Absent: M. Gerber, L. Benton

CALL TO ORDER

J. Andrews called the meeting to order at 8:04 a.m. in the Conference Room of the Genesee County Economic Development Center.

APPROVAL OF MINUTES

J. Fulmer made a motion to approve the August 26th meeting minutes seconded by J. Vincent and approved by all.

REAL ESTATE DEVELOPMENT / MANAGEMENT / INDUSTRY SOLUTIONS

Land Closing Update – S. Hyde closed on 3 land purchases that will be used for developing the Ag Park and STAMP. The D & E Golf / railroad bed and the Perry property purchased, are located in Batavia and will be used for the Ag Park. The purchase of a house, out buildings and 59 acres of land in the Town of Alabama is the first acreage to be obtained towards the STAMP project, the house will be resold.

Rail Grant – NY State Department of Transportation has a significant grant opportunity that could help provide upgrades needed for the rail line that runs through the Agriculture Business Park, as many food processors use rail for transportation. S. Lockwood is working with Clark Patterson to complete the grant application using the significant economic development opportunities at the Ag Park and the large investment being made by the GCEDC in connection with the formation of the LLC. Rail has emerged as a prominent transportation source to move commodity products, the type of products that are expected to be produced in the Park. Replacement of the current rail line is necessary and will be a great asset for the park, as it connects directly to a main line about a mile away. Project Dogleg, the first company that is expected to build at the Ag Park, will have rail needs as they grow their business.

Med Tech Park – The signs are being finished up for the Med Tech Park, the final clean up is in process and the utility infrastructure is moving along. Both Parks Med Tech and the Pembroke Commerce Park have seen soaring costs for asphalt and pipe, resulting in cost over runs. J. Fulmer asked if an update could be given at the next board meeting on the different Parks and their progress along with what has been invested outlaying any overruns. S. Hyde and S. Cook have already started putting together a review of the Parks and will try to have it completed by the next board meeting.

STAMP – The Phase I Feasibility Study has been completed and is being reviewed by the GCEDC staff. The report will be presented to the Town of Alabama on September 25th along with CH2MHILL, at the Alabama Fire Hall. S. Hyde is looking for design funding that is expected to cost around \$1.5 million. A long term commitment from the State and Federal Government is needed to continue to move forward with this project.

EMPIRE ZONE / FINANCING

Summit Wholesale – S. Lockwood reported that a chapter 7 bankruptcy filing has been received in connection with Summit Wholesale. The Company is in debt to the GCEDC for a little over \$4,000 on a revolving loan that was used to purchase a truck. S. Cook has already charge off the receivable against the bad debt reserve, as the board had previously requested.

MARKETING / WORKFORCE / COMMUNITY DEVELOPMENT

Chamber Public Policy Committee: Position Paper on Emerging Workforce – The Genesee County Chamber of Commerce is leading the way in an initiative to deal with the “Brain Drain”, the decline in educated, skilled and semiskilled workers. The Policy Committee of the Genesee County Chamber of Commerce is considering ways to address the issue by using a two pronged approach – mitigating emigration and stimulating immigration to our region. Their proposal is to form an ad hoc committee to look into adding a “stay local” component to existing programs, basically a sales pitch to better educate our young people on the benefits of Upstate. A second prong would be to emulate the Buffalo Homecoming program, utilizing existing community activities such as Summer in the City and the OATKA Festival where young people who have moved away come back for a family get together or reunion and add a quasi job fair to the activity. A booth at these events could be stocked with brochures displaying all the great things about our community, what is available in the real estate market, as well as what local employment opportunities exist. In order to move forward with an initiative like this the Chamber realizes that they will need an individual assigned and dedicated to the task of making it happen. One suggestion is to utilize the BEA representative expanding these persons hours from 32 to 40 hours, funding could be found through a combination of grants and solicitations made from local businesses. The vision would be a two year program at an estimated cost of \$10,000 a year.

EXECUTIVE SESSION

H. Upson made a motion to enter into executive session under the Public Officers Law, Article 7, Open Meeting Law Section 105, paragraph d, at 8:31 a.m., for the following reasons:

1. To discuss the financial history of particular corporations.
2. The proposed sale / acquisition of property that would otherwise affect the value of the property.

The motion was seconded by J. Fulmer and approved by members.

J. Fulmer excused himself from the meeting at 10:00 a.m.

W. Hinchey made a motion to enter back into regular session at 10:15 a.m. seconded by H. Upson and approved by all.

REAL ESTATE DEVELOPMENT / MANAGEMENT / INDUSTRY SOLUTIONS

Ag Park: Engineering Phase II Approval – S. Hyde asked the board to approve Clark Patterson’s proposal for engineering services for the Genesee Valley Agri-Business Park, specifically Task 2, Part 2. Services will include design / preparation of plans, agency permits / approvals, and miscellaneous engineering for a cost of \$204,360. The services will be funded by the GCEDC with the \$225,000 grant received from the Town of Batavia.

J. Vincent made a motion to approve the use of the Town of Batavia grant to fund Task 2 Part 2 of the engineering services needed for the Agri-Business Park by Clark Patterson as explained by S. Hyde. The motion was seconded by H. Upson and approved by all board members.

ADJOURNMENT

As there was no further business, W. Hinchey made a motion to adjourn at 10:17 a.m., seconded by H. Upson and passed unanimously.

Future Meetings:

Tuesday, September 23 rd	- 8:00 am @ GCEDC Offices
Wednesday, October 8 th	- 8:00 am @ GCEDC Offices
Tuesday, October 21 st	- 8:00 am @ GCEDC Offices