



**GCEDC Board Meeting
Thursday, October 1, 2020
Location: Electronically
4:00 PM**

GCEDC MINUTES

Attendance

Board Members: C. Yunker, A. Vanderhoof, T. Bender, P. Zeliff, M. Gray, A. Young
Staff: L. Farrell, M. Masse, L. Casey, P. Kennett, J. Krencik, S. Hyde, C. Suozzi
Guests: D. Cunningham (GGLDC Board Member), S. Noble-Moag
(GGLDC Board Member), M. Wiater (GGLDC Board Member), T. Felton
(GGLDC Board Member), G. Torrey (GGLDC Board Member), R. Gaenzle
(Harris Beach)
Absent: P. Battaglia

1.0 Call to Order

P. Zeliff called the meeting to order at 4:01 p.m. via conference call / video conference.

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020 suspending the Open Meetings Law, this Meeting is being held electronically via conference call / video conference instead of a public meeting open for the public to attend in person.

1.1 Enter Executive Session

M. Gray made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 4:01 p.m. for the following reasons:

1. The medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation.

The motion was seconded by A. Vanderhoof and approved by all members present.

1.2 Enter Public Session

A. Vanderhoof made a motion to enter back into public session at 4:20 p.m., seconded by T. Bender and approved by all members present.

2.0 Chairman's Report & Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday, October 29th at 4:00 p.m.

Audit & Finance Committee Meeting: Tuesday, October 27th at 8:30 a.m.

STAMP Committee Meeting: Tuesday, October 27th at 10:30 a.m.

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

2.3 Minutes: September 3, 2020

A. Young made a motion to approve the September 3, 2020 minutes as presented; the motion was seconded by A. Vanderhoof. Roll call resulted as follows:

P. Battaglia -	Absent	C. Yunker -	Yes
T. Bender -	Yes	P. Zeff -	Yes
A. Young -	Yes	M. Gray -	Yes
A. Vanderhoof -	Yes		

The item was approved as presented.

3.0 Report of Management

3.1 Batavia Senior Housing Preservation, LLC – Final Resolution – This project is a proposed recapitalization and preservation of an existing Section 8 apartment complex in the City of Batavia. The project offers 130 units to seniors 62+, all 130 units benefit from Section 8 rental subsidy. Of the 130 units, 16 are handicapped units. The Project consists of a single six-story elevator serviced building.

The proposed renovation, which is expected to include \$21,400 per unit in hard costs, will assure the Project remains viable as a safe and sanitary housing option for low income seniors for years to come. Residents will not be displaced during the rehabilitation.

GCEDC will seek to assist the project with a private activity bond, sales tax exemption, mortgage tax exemption and a property tax abatement program for the increase in future value only. For every \$1 of public benefit offered, the company is investing and helping generate an economic contribution / economic impact of \$61 into the local / regional / state economy.

A public hearing regarding the proposed incentives for the project was held on August 17, 2020. A letter from John L. Sackett was received on August 14, 2020. It was read during the public hearing. The letter was included with Board packet materials.

See the Statement of Compliance of Project Criteria Listed in the Uniform Tax Exemption Policy (UTEP), attached to the minutes for additional Project details.

Resolution No. 10/20 – 01

RESOLUTION AUTHORIZING THE ISSUANCE, EXECUTION, SALE AND DELIVERY OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY'S TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS (BATAVIA SENIOR HOUSING PRESERVATION, LLC PROJECT), SERIES 2020, IN ONE OR MORE SERIES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$8,500,000 AND THE EXECUTION AND DELIVERY OF RELATED DOCUMENTS.

C. Yunker made a motion to accept Final resolution #10/2020-01; authorizing incentives with the modification to the resolution that taxing jurisdictions will be notified because the PILOT exceeds the standard 20 years; the motion was seconded by A. Young. Roll call resulted as follows:

P. Battaglia -	Absent	C. Yunker -	Yes
T. Bender -	Yes	P. Zeff -	Yes
A. Young -	Yes	M. Gray -	Yes
A. Vanderhoof -	Yes		

The item was approved as presented.

4.0 Audit & Finance Committee

4.1 August 2020 Financial Statements- L. Farrell noted the following:

- Restricted Cash decreased due to expenditures approved for GURFs in August. Unearned revenue decreased by the same amount.
- On the P & L, we collected origination fees from Darien Lake & V.J. Gautieri (Ellicott Place). We also collected an application fee from Neppalli Holdings.
- Most of the line items that were over budget early in the year are now starting to balance. Travel and Conferences and Meetings expenses are low due to conditions caused by COVID.

This was recommended for approval by the Committee.

M. Gray made a motion to approve the August 2020 Financial Statements as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Battaglia -	Absent	C. Yunker -	Yes
T. Bender -	Yes	P. Zeff -	Yes
A. Young -	Yes	M. Gray -	Yes
A. Vanderhoof -	Yes		

The item was approved as presented.

4.2 Land Lease Rates - M. Gray presented the land lease rates that were included in the Committee and Board packets. No changes were made from last year because the rates are still fair market rate.

This was recommended for approval by the Committee.

M. Gray made a motion to approve the land lease rates as presented; the motion was seconded by T. Bender. Roll call resulted as follows:

P. Battaglia -	Absent	C. Yunker -	Yes
T. Bender -	Yes	P. Zeff -	Yes
A. Young -	Yes	M. Gray -	Yes
A. Vanderhoof -	Yes		

The item was approved as presented.

4.3 CPL Proposal for Apple Tree Acres Stormwater Pond – M. Gray reviewed that the Board had previously authorized the execution of a MOU and an indemnity agreement that divided up the scope of

work regarding the filling in of an existing stormwater pond and the construction of a new stormwater pond at Apple Tree Acres.

There is a contract with Clark Patterson Lee that is being brought forward for the Board's consideration at this time. This contract will cover the scope of work outlined in the MOU for the GCEDC's responsibilities.

There is a stipulation in the MOU that "The Parties shall use good faith efforts to commence its respective responsibilities on or before December 1, 2020."

This was recommended for approval by the Committee.

M. Gray made a motion to approve the proposal for engineering services related to Apple Tree Acres with Clark Patterson Lee not to exceed \$23,700; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Battaglia -	Absent	C. Yunker -	Yes
T. Bender -	Yes	P. Zeff -	Yes
A. Young -	Yes	M. Gray -	Yes
A. Vanderhoof -	Yes		

The item was approved as presented.

4.4 CPL Conceptual Planning & Marketing Services – In preparation for the next phase of marketing of the WNY STAMP site and the STAMP North and STAMP South campuses to companies, the GCEDC launched a project for conceptual planning and marketing services from Clark Patterson Lee.

This first phase of the project commenced in August 2020, and has advanced with the initial drone video and site mapping to be used for interactive conceptual site plans with two-dimensional and three-dimensional views of the STAMP South campus. The area covered can support more than 1 million square feet of facilities and utilize infrastructure that is currently at STAMP, or under construction in 2020 and 2021.

Additionally, initial drone video has been taken of the STAMP North campus, which can support more than 5 million square feet of facilities and utilize infrastructure that is currently in advanced design and engineering and can be constructed within project timelines.

Due to the progress of these initiatives, and active interest by projects and industries targeted for STAMP North's extensive infrastructure and site capacity, the GCEDC desires to expand on the initial plan and proceed with site mapping of the STAMP North Campus this autumn. This work was initially planned for spring 2021.

This project is intended to enhance STAMP's sales and marketing position as the GCEDC staff prepares delivery of site readiness, site infrastructure, project financing structures, and site marketing for a launch to market for projects at the shovel-ready 400-acre STAMP South campus and 850-acre STAMP North campus.

Based on the project proposal, the estimated cost of expanding these services would be within the GCEDC's 2020 marketing budget. National Grid has approved a grant for a 50% reimbursement on both the first phase of this project as well as the additional and expanded work now proposed.

This was recommended for approval by the Committee.

M. Gray made a motion to approve the proposal for conceptual planning and marketing services with Clark Patterson Lee not to exceed \$5,000, with a net cost of \$2,500 after reimbursement from a National Grid grant; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Battaglia -	Absent	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
A. Young -	Yes	M. Gray -	Yes
A. Vanderhoof -	Yes		

The item was approved as presented.

5.0 Governance & Nominating Committee – C. Yunker

5.1 Nothing at this time.

6.0 STAMP Committee – P. Zelif

6.1 Nothing at this time.

7.0 Employment & Compensation – T. Bender

7.1 Nothing at this time.

8.0 Other Business

8.1 Nothing at this time.

9.0 Other Business

10.0 Adjournment

As there was no further business, T. Bender made a motion to adjourn at 4:34 p.m., which was seconded by A. Young and passed unanimously.