



**GGLDC Board Meeting  
Thursday, August 5, 2021  
Location: Innovation Zone  
3:00 PM**

**GGLDC MINUTES**

**Attendance**

Board Members: S. Noble-Moag, C. Yunker, T. Bender, P. Battaglia, P. Zelif, T. Felton, D. Cunningham, G. Torrey  
Staff: C. Suozzi, S. Hyde, L. Farrell, M. Masse, P. Kennett, J. Krencik  
Guests: M. Clattenburg (GCEDC Board Member), R. Crossen (Town of Alabama Supervisor), Layne Dowdall (Investigative Post), Mark Scheer (Investigative Post)  
Absent:

**1.0 Call to Order**

D. Cunningham called the meeting to order at 4:07 p.m. in the Innovation Zone.

**2.0 Chairman's Report and Activities**

**2.1 Upcoming Meetings:**

**Next Scheduled Board Meeting: Thursday, September 2<sup>nd</sup> at 4:00 p.m.**  
Audit & Finance Committee Meeting: Tuesday, August 31<sup>st</sup> at 8:30 a.m.

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

**2.3 Minutes: July 1, 2021**

**P. Zelif made a motion to approve the July 1, 2021 minutes; the motion was seconded by C. Yunker. Roll call resulted as follows:**

T. Felton -	Yes	S. Noble-Moag -	Yes
D. Cunningham -	Yes	P. Battaglia -	Yes
T. Bender -	Yes	C. Yunker -	Yes
G. Torrey -	Yes	P. Zelif -	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 June 2021 Financial Statements** - L. Farrell reviewed the June 2021 financial statements with the Board. The following was noted:

- Regular monthly activity for all funds.

The financial statements were reviewed in detail by the Committee and are recommended for approval.

**T. Felton made a motion to approve the June 2021 Financial Statements 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 -	Yes	C. Yunker -	Yes
G. Torrey -	Yes	P. Zeliff -	Yes

**The item was approved as presented.**

**4.2 John Jakubowski Contract** - John Jakubowski has provided a consulting agreement for the period of August 15, 2021 through August 14, 2022 to perform the following:

1. Perform consulting services to assist in the development and implementation of workforce development programs and training initiatives relative to the goals of the Company and its affiliates.
2. Consult with the VP of Business Development of the GCEDC and staff relative to the application, development and deployment of its workforce programs.
3. Consult with educational institutions who may serve as partners in the development, implementation and delivery of training programs. Specifically, interface with Genesee Community College and its BEST Center, other institutions of higher learning, the Genesee Valley Educational Partnership and local secondary schools as appropriate.
4. Provide consulting services as requested by the GCEDC / GGLDC.

This contract is not to exceed \$29,800 in total between the GGLDC and GCEDC and was included in the GGLDC budget to be paid by Strategic Investment funds.

This was recommended for approval by the Committee.

**S. Noble Moag made a motion to approve a contract with John Jakubowski not to exceed \$29,800; the motion was seconded by T. Bender. Roll call resulted as follows:**

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

**The item was approved as presented.**

**4.3 Ag Park Drainage Contract** - The GGLDC has received a final engineering, bidding and construction inspection proposal to eliminate the drainage from a parcel on the north side of Ag Park Drive from going

to the stormwater pond on the south side of Ag Park Drive. A company would like to purchase the acreage on the south side of Ag Park Drive and does not want drainage from property they don't own crossing onto their property. The proposal would be to construct roadside ditching and drainage within the existing ROW to allow the water to drain from east to west along the roadway.

Fund Commitment: Not to exceed \$17,800 from Strategic Investment funds.

This was recommended for approval by the Committee.

**P. Zeliff made a motion to approve the Ag Park Drainage Contract not to exceed \$17,800 as presented; the motion was seconded by T. Bender. Roll call resulted as follows:**

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

**The item was approved as presented.**

**4.4 Workforce – City of Batavia Police Community Night Out** - C. Suozzi reviewed the sources and uses of the Workforce Development Fund for 2021 -2022, which is outlined in the agenda materials provided. C. Suozzi requested the approval of the sponsorship in the amount of \$250 for the City of Batavia Police Community Night Out Event.

This was recommended for approval by the Committee.

**T. Bender made a motion to approve the \$250 level sponsorship for the City of Batavia Police Community Night Out Event; 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 -	Yes	C. Yunker -	Yes
G. Torrey -	Yes	P. Zeliff -	Yes

**The item was approved as presented.**

**4.5 Northman & Star (Nexgistics) PSA** - The GGLDC has received a Purchase and Sale Agreement (PSA) from Nexgistics, Inc. to acquire approximately 29.25 acres (10+/- buildable acres) out of tax parcel 19.-1-13 for \$50,000 per buildable acre with a total sale price of \$500,000.

Fund Commitment: Legal fees to Harris Beach not to exceed \$7,500.00 for the transaction.

This was recommended for approval by the Committee.

RESOLUTION OF THE GENESEE GATEWAY LOCAL DEVELOPMENT CORPORATION AUTHORIZING (i) THE SALE OF CERTAIN CORPORATION OWNED REAL PROPERTY TO STACY NORTHMAN AND RICHARD STAR O/B/O AN ENTITY TO BE FORMED, (ii) THE EXECUTION OF A PURCHASE AND SALE AGREEMENT, AND (iii) A DEED, AND RELATED DOCUMENTS IN CONNECTION WITH THE CLOSING OF THE PURCHASE AND SALE OF THE REAL PROPERTY.

**T. Bender made a motion to approve Resolution #08/2021-01, including the PSA and payment of legal fees not to exceed \$7,500; 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 -	Yes	C. Yunker -	Yes
G. Torrey -	Yes	P. Zelif -	Yes

**The item was approved as presented.**

**4.6 J & R Fancher PSA** - The GGLDC has received a Purchase and Sale Agreement from Fancher to acquire approximately 2.6 acres out of tax parcel 19.-1-74 for \$50,000 per buildable acre with a total sale price of \$130,000.

Fund Commitment: Legal fees to Harris Beach not to exceed \$7,500.00 for the transaction.

This was recommended for approval by the Committee.

Resolution No. #08/2021 - 02

RESOLUTION OF THE GENESEE GATEWAY LOCAL DEVELOPMENT CORPORATION AUTHORIZING (I) THE SALE OF CERTAIN LANDS TO J & R FANCHER PROPERTY HOLDINGS, LLC COMPRISING APPROXIMATELY 2.60 +/- ACRES LOCATED IN THE TOWN OF PEMBROKE, GENESEE COUNTY, NEW YORK, AND KNOWN AS PART OF TAX PARCEL 19.-1-74 (THE "LAND"), AND (II) THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT FOR THE CONVEYANCE OF THE LAND AND THE EXECUTION AND DELIVERY OF DOCUMENTS NECESSARY AND INCIDENTAL THERETO

**P. Zelif made a motion to recommend to the full Board the approval of Resolution #08/2021-02, including the PSA from J & R Fancher as presented and payment of legal fees not to exceed \$7,500; 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 -	Yes	C. Yunker -	Yes
G. Torrey -	Yes	P. Zelif -	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, T. Felton made a motion to adjourn at 4:12 p.m., which was seconded by T. Bender and passed unanimously.