



**GCEDC Board Meeting
Thursday, August 6, 2020
Location: Electronically
4:00 PM**

GCEDC MINUTES

Attendance

Board Members: P. Battaglia, C. Yunker, A. Vanderhoof, T. Bender, P. Zelif
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), Dawn Keppler (SK Herefords, LLC)
Absent: M. Gray, A. Young

1.0 Call to Order

P. Zelif 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

C. Yunker made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 4:02 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 P. Battaglia and approved by all members present.

1.2 Enter Public Session

T. Bender made a motion to enter back into public session at 4:44 p.m., seconded by P. Battaglia and approved by all members present.

2.0 Chairman's Report & Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday, September 3rd at 4:00 p.m.

Audit & Finance Committee Meeting: Tuesday, September 1st at 8:30 a.m.

STAMP Committee Meeting: Tuesday, September 1st at 10:30 a.m.

2.2 Agenda Additions / Deletions / Other Business-

T. Bender made a motion to add Agenda item 6.2: Dedication of 4,000 Linear Feet of Water Transmission Main; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was approved as presented.

2.3 Minutes: July 2, 2020

T. Bender made a motion to approve the July 2, 2020 minutes as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was approved as presented.

3.0 Report of Management

3.1 YSG Community Solar LLC / Batavia Solar LLC – Initial Resolution – The company is planning a community solar farm project in the Town of Batavia. The project is a 1.65 (AC) MW solar generation system that will be interconnected with National Grid. While acknowledging this project does not advance the job creation opportunity aspect of our IDA statutory powers, it does offer several other benefits that align with GCEDC statutory powers including advancing the health, general prosperity and economic welfare of the people of the state of New York (Genesee County). A public hearing will be held as benefits are estimated to be over \$100,000

Resolution No. 08/2020 - 01

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION WITH RESPECT TO A CERTAIN PROJECT FOR THE BENEFIT OF BATAVIA SOLAR, LLC (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT, AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT.

P. Battaglia made a motion to accept initial resolution #08/2020-01, authorizing the scheduling of a public hearing; the motion was seconded by T. Bender. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Yes
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T. Bender - Yes
A. Young - Absent
A. Vanderhoof – Yes

P. Zelif - Yes
M. Gray - Absent

The item was approved as presented.

4.0 Audit & Finance Committee

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

- On the balance sheet, the remaining balance of grant funds from the Town of Pembroke have been used and applied towards the Wastewater Treatment Facility in Corfu. Activity on the EDC side is complete, and some bills are now being paid on the LDC side. The Town of Pembroke has been paying on contracts as well.
- STAMP Restricted Cash decreased due to expenditures approved for GURFS in June.
- On the P & L, there is normal monthly activity.
- Two solar projects closed in June. The Workforce Development / Economic Development Fee of \$25,000 for each project is paid to the LDC upon completion of the project.

This was recommended for approval by the Committee.

T. Bender made a motion to approve the June 2020 Financial Statements as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

P. Battaglia - Yes
T. Bender - Yes
A. Young - Absent
A. Vanderhoof – Yes

C. Yunker - Yes
P. Zelif - Yes
M. Gray - Absent

The item was approved as presented.

4.2 2021 Budget Timeline - L. Farrell stated that the budget does not have to be submitted to the ABO until November 1, but the County requires the GCEDC to submit the 2021 budget by September 4. L. Farrell reviewed the budget worksheets and first draft of the budget in detail with the Committee earlier this week. The Audit and Finance Committee will do a final review of the budget at its next meeting.

4.3 John Jakubowski Contract – John Jakubowski has provided a consulting agreement for the period of August 15, 2020 through August 14, 2021 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.

This contract is not to exceed \$29,800 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.

P. Battaglia made a motion to approve the John Jakubowski Contract, contingent upon LDC approval; the motion was seconded by C. Yunker. Roll call resulted as follows:

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

The item was approved as presented.

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

This project would commence in August 2020 and provide the GCEDC's sales and marketing effort with enhanced content and materials. As proposed, the project will produce two-dimensional conceptual sites plans for three shovel ready parcels at STAMP that would support more than 1 million square feet of facilities and utilize infrastructure that is currently at STAMP, or under construction in 2020 and 2021. The project will also produce three-dimensional content, including fly-through video utilizing drone aerial flight recordings and building renderings.

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 at the shovel-ready 400-acre STAMP South campus and 850-acre STAMP North campus.

Based on the project proposal, the estimated cost of all phases would be covered by the GCEDC's 2020 budget. The GCEDC has requested a matching grant from National Grid to cover half the proposed cost of this project, although this contract will not be contingent upon grant approval.

This was recommended for approval by the Committee.

P. Zelif made a motion to approve the CPL Conceptual Planning & Marketing Services Proposal; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
A. Young -	Absent	M. Gray -	Absent
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 Lead Agency SEQR Update – At the STAMP Committee meeting held on June 30, 2020, A. Walters provided an overview of the SEQR update. Today the Committee is recommending for approval a resolution for the SEQR update that covers project changes to STAMP since the last SEQR update, which was completed in 2016. As the STAMP project evolves and changes occur, the GCEDC is required to evaluate whether or not there are adverse environmental impacts that have not been previously evaluated in the STAMP environmental record, which includes generic environmental impact statements, the 2012 findings statement, the 2016 update and finding statement and smart growth impact statement. This most recent SEQR update includes a review of the force main to Medina, the onsite wastewater treatment plant, the water line extension to Niagara County and the development of the substation parcel. After careful review, A. Walters advised that all potential adverse environmental impacts have been evaluated in previous reviews. The GCEDC is in a position, based on the environmental record, to adopt a resolution with detailed findings. The resolution was included with Committee and Board materials.

This was recommended for approval by the Committee.

Resolution No. 08/2020 – 02

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPEMNT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT CONCERNING THE PROPOSED IMPROVEMENTS TO WESTERN NEW YORK SCIENCE & TECHNOLOGY ADVANCED MANUFACTURING PARK

P. Zelif made a motion to approve Resolution #08/2020-02 as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

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

The item was approved as presented.

6.2 Dedication of 4,000 Linear Feet of Water Transmission Main – Morsch Pipeline completed 4,000 linear feet of water transmission main coming from Pembroke north on Route 77. The Western New York Federal Veterans Cemetery wants to hook up to that line. The Monroe County Water Authority, who serves as the O & M provider on behalf of the Town of Pembroke, has requested that the GCEDC dedicate the line over to the Town of Pembroke so that water services can be provided to the cemetery.

This was recommended for approval by the Committee.

C. Yunker made a motion to approve the dedication of 4,000 linear feet of the Pembroke Line to the Town of Pembroke so that water services can be provided to the Western New York Federal Veterans Cemetery; the motion was seconded by A. Vanderhoof. Roll call resulted as follows:

P. Battaglia - Yes
T. Bender - Yes
A. Young - Absent
A. Vanderhoof – Yes

C. Yunker - Yes
P. Zelif - Yes
M. Gray - Absent

The item was approved as presented.

7.0 Empoyment & 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 4:53 p.m., which was seconded by A. Vanderhoof and passed unanimously.