



**GGLDC Board Meeting  
Thursday, May 6, 2021  
Location: Electronically  
4:00 PM**

**GGLDC MINUTES**

**Attendance**

Board Members: D. Cunningham, S. Noble-Moag, C. Yunker, T. Bender, P. Battaglia, M. Wiater, G. Torrey  
Staff: L. Casey, C. Suozzi, S. Hyde, L. Farrell, M. Masse, P. Kennett, J. Krencik  
Guests: M. Clattenburg (GCEDC Board Member), M. Gray (GCEDC Board Member)  
Absent: P. Zelif, T. Felton

**1.0 Call to Order**

D. Cunningham called the meeting to order at 5:35 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.

**2.0 Chairman's Report and Activities**

**2.1 Upcoming Meetings:**

**Next Scheduled Board Meeting: Thursday, June 3<sup>rd</sup> at 4:00 p.m.**

Audit & Finance Committee Meeting: Tuesday, June 1<sup>st</sup> at 8:30 a.m.

Governance & Nominating Committee Meeting: Thursday, June 3<sup>rd</sup> at 3 p.m.

**2.2 Agenda Additions/ Deletions/ Other Business –**

**S. Noble-Moag made a motion to 1) remove Agenda items: 4.3 Mowing Bids, 5.1 Officer Appointments, 5.4 STAMP Water Works Corp Board Member Appointment and 5.5 STAMP Sewer Works Corp Board Member Appointment and 2) add agenda item 6.1 Mega Properties Resolution; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

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

**The item was approved as presented.**

**2.3 Minutes: March 25, 2021**

**M. Wiater made a motion to approve the March 25, 2021 minutes; the motion was seconded by T. Bender. Roll call resulted as follows:**

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

**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 1<sup>st</sup> Quarter Financial Statements** - L. Farrell reviewed the 1<sup>st</sup> quarter financial statements with the Board. The following was noted:

- Strategic Investments Funds increased by \$150,000. A payment from HP Hood in the amount of \$100,000 was received. This is related to their OCR loan. Two \$25,000 payments from solar projects were also received. The grant payments from these solar projects support workforce development initiatives and the overall economic development program.
- There were changes to accounts payable from year end. 1) The MedTech Centre Property Management Fee and Economic Development Support Grant is due to the EDC for the 1<sup>st</sup> quarter and 2) payables from year end were also paid in the 1<sup>st</sup> quarter.
- Regular monthly activity and on budget as expected.

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

**S. Noble-Moag made a motion to approve the 1<sup>st</sup> Quarter Financial Statements as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

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

**The item was approved as presented.**

**4.2 Workforce Development Fund – Sources & Uses** L. Farrell reviewed the sources and uses of the Workforce Development Fund for 2021-2022 outlined in the Board materials provided. L. Farrell requested the approval of two invoices:

- 1) \$2,500 BEA Premier Annual Membership to assist with Mechatronics planning and recruiting events and materials in grades K-12 (annual fee).
- 2) \$2,500 GLOW with Your Hands Event Gold Sponsorship (annual fee).

**T. Bender made a motion to approve two \$2,500 payments for the above-outlined memberships/sponsorships; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

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

**The item was approved as presented.**

**4.3 Mowing Bids**– This agenda item was removed.

**4.4 MedTech Great Lakes Building Systems Security Contract**- The GGLDC has an agreement with Great Lakes Building Systems, Inc. to take care of servicing the fire alarm system in the MedTech Centre. In 2020, the GGLDC board approved the Gold Package for the alarm system. This contract is up for renewal in 2021 with an approximate \$200 increase in cost. This item was included in the 2021 budget.

Fund Commitment: \$5,925

This was recommended for approval by the Committee.

**S. Noble-Moag made a motion to approve the payment of \$5,925 for the Gold package for the fire alarm system; the motion was seconded by G. Torrey. Roll call resulted as follows:**

T. Felton -	Absent	S. Noble-Moag -	Yes
D. Cunningham -	Yes	P. Battaglia -	Yes
T. Bender -	Yes	C. Yunker -	Yes
G. Torrey -	Yes	M. Wiater -	Yes
P. Zelif -	Abset		

**The item was approved as presented.**

**4.5 MedTech YSG Lease Amendment** – The GGLDC has a Solar Ground Lease Agreement with YSG Solar for land at MedTech Park to construct a community solar project. The agreement was signed in April of 2019 and allowed for a due diligence period of six months, with another possible extension of 18 months. The initial due diligence period (six months) had a fee of \$250 and the extended due diligence period had a fee of \$1,800. This due diligence period ended in April. YSG is seeking an amendment to allow for an additional six months of due diligence for a fee of \$7,200 to be paid to the GGLDC.

Fund Commitment: None.

This was recommended for approval by the Committee.

**C. Yunker made a motion to approve the amendment of the Solar Ground Lease with YSG Solar / Batavia Solar, LLC; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

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

The item was approved as presented.

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

**5.1 Officer Appointments** – This agenda item was tabled.

**5.2 Authorized to Request Information Regarding Bank Accounts** -. L. Farrell shared that she and P. Kennett need to be authorized to request information regarding the bank accounts. No changes to this authorization are being suggested at this time.

This was recommended for approval by the Committee.

**G. Torrey made a motion to recommend approval of the authorized individuals to obtain bank account information as presented; the motion was seconded by M. Wiater. Roll call resulted as follows:**

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

**The item was approved as presented.**

**5.3 Authorized Signers of Agreements, Contracts, etc.** – L. Farrell shared that, per the Bylaws, the Chair and the Vice-Chair are authorized signers of agreements, contracts, etc.

This was recommended for approval by the Committee.

**P. Battaglia made a motion to recommend approval of the authorized signers of contracts, agreements, etc. as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:**

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

**The item was approved as presented.**

**5.4 STAMP Water Works Corp Board Appointments** – This agenda item was tabled.

**5.5 STAMP Sewer Works Corp Board Appointments** – This agenda item was tabled.

**6.0 Other Business**

**6.1 Mega Properties Resolution** - Mega Properties is planning to build a 60,000 sq. Ft. warehouse in the town of Batavia at Gateway II. The GGLDC Board previously approved the land sale in Gateway II to Mega Properties in 2020. A resolution was not approved as part of that process.

RESOLUTION OF THE GENESEE GATEWAY LOCAL DEVELOPMENT CORPORATION, AUTHORIZING (I) THE SALE OF CERTAIN LANDS OWNED BY GENESEE GATEWAY LOCAL DEVELOPMENT CORPORATION TO MEGA PROPERTIES, INC., COMPRISING APPROXIMATELY 22.081 +/- ACRES LOCATED IN THE TOWN OF BATAVIA, GENESEE COUNTY, NEW YORK, AND KNOWN AS TAX PARCEL 4.-1-57.1 (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

**C. Yunker made a motion to approve authorizing resolution #05/2021-01 with the amendment that the resolution reference Gateway II as opposed to the Ag Park; the motion was seconded by G. Torrey. Roll call resulted as follows:**

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

**The item was approved as presented.**

#### **7.0 Adjournment**

As there was no further business, S. Noble-Moag made a motion to adjourn at 5:47 p.m., which was seconded by T. Bender and passed unanimously.