



**GCEDC Board Meeting**  
**Thursday, October 2, 2025**  
**Location: 99 MedTech Drive, Innovation Room**  
**4:00 PM**

**GCEDC MINUTES**

**Attendance**

Board Members: C. Kemp, P. Battaglia, C. Yunker, K. Manne, P. Zeliff, M. Clattenburg, M. Gray  
Staff: M. Masse, K. Galdun, P. Kennett, L. Farrell, C. Suozzi  
Guests: D. Cunningham (GGLDC Board Member), G. Torrey (GGLDC Board Member), S. Noble-Moag (GGLDC Board Member), M. Brooks (GGLDC Board Member), K. Loewke (Loewke Brill – Video Conference), R. Gaenzle (Harris Beach), J. Tretter (GGLDC Board Member), M. Petinella (The Daily News), G. Post (Town of Batavia Supervisor), M. Fitzgerald (Phillips Lytle – Video Conference), A. Dholakila (8250 Park Road LLC), A. Dholaniga (8250 Park Road LLC), E. Sakeeb (8250 Park Road LLC), H. Dholakila (8250 Park Road LLC)

Absent:

**1.0 Call to Order**

P. Zeliff called the meeting to order at 4:00 p.m. in the Innovation Zone.

**Presentation – 8250 Park Rd.**

A. Dholakila started off by stating they are planning on renovating the current 196-unit facility into two hotels for a total of 167 units. It would be split into two hotels of which one will be a 99-unit Holiday Inn hotel and the other will be a 68-unit Candlewood Suites hotel, and the existing water park will also be renovated.

They will be doing major renovations on the hotel side and cosmetic repairs to the water park. The hotel renovations will include updating the public areas as well as the banquet space.

M. Gray asked if the plans had changed from their 2020 application to now, and he responded that they are completely the same with an anticipated closing date of next month on the financing side. A. Dholakila stated that they plan on starting construction in December and would like to complete the project by next fall.

*C. Kemp joined the meeting at 4:01 p.m.*

*G. Torrey joined the meeting at 4:02 p.m.*

*A. Dholakila, A. Dholaniga, E. Sakeeb, and H. Dholakila left the meeting at 4:04 p.m.*

*M. Petinella and G. Post left the meeting at 4:05 p.m.*

### 1.1 Enter Executive Session

P. Battaglia made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 4:05 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.
2. Discussions regarding proposed, pending, or current litigation.
3. The proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.

The motion was seconded by K. Manne and approved by all members present.

### 1.2 Enter Public Session

K. Manne made a motion to enter back into public session at 4:23 p.m., seconded by M. Clattenburg and approved by all members present.

*M. Petinella and G. Post rejoined the meeting at 4:24 p.m.*

## 2.0 Chairman's Report & Activities

### 2.1 Upcoming Meetings:

**Next Scheduled Board Meeting: Thursday, October 30<sup>th</sup> at 4:00 p.m.**

Audit & Finance Committee Meeting: Tuesday, October 28<sup>th</sup> at 8:30 a.m.

STAMP Committee Meeting: Wednesday, October 29<sup>th</sup> at 8 a.m.

Employment & Compensation Meeting: Thursday, October 30<sup>th</sup> at 3 p.m.

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

### 2.3 Minutes: September 4, 2025

**P. Battaglia made a motion to accept the September 4, 2025 minutes as presented; the motion was seconded by K. Manne. Roll call resulted as follows:**

P. Battaglia -	Yes	P. Zeff -	Yes
K. Manne -	Yes	C. Yunker -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

**The item was approved as presented.**

## 3.0 Report of Management

**3.1 8250 Park Road - Initial Resolution** – 8250 Park Rd, LLC is renovating the water park hotel next to Target in the town of Batavia.

The company will be renovating the current 196-unit facility into two hotels for a total of 167 units. There will be a 99-unit Holiday Inn hotel and a 68-unit Candlewood Suites hotel, and the existing water park will also be renovated.

The \$8.5 million project proposes creating 15 new full-time equivalent (FTE) positions and retaining 20 FTEs. The improvements are projected to increase the property's assessed value from \$3.5 million to \$9.185 million.

The project is requesting assistance from the GCEDC with a sales tax exemption estimated at \$267,200, a mortgage tax exemption estimated at \$50,000 and a property tax abatement estimated at \$884,472 based on the incremental increase in assessed value via a new traditional 10-year PILOT.

Once ramped up, the project is projecting to generate over \$123,704 annually in Bed Tax revenue to the county.

Resolution No. 10/2025 - 01

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION OF 8250 PARK RD LLC WITH RESPECT TO A CERTAIN PROJECT, (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.

**K. Manne made a motion to approve the Initial Resolution #10/2025-01, authorizing the acceptance of the project application and scheduling a public hearing as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:**

P. Battaglia -	Yes	P. Zeff -	Yes
K. Manne -	Yes	C. Yunker -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

**The item was approved as presented.**

*P. Zeff asked that the Board approve 3.2 and 3.3 together. As a result, items 3.2 and 3.3 were discussed and voted on together.*

**3.2 SL Pembroke, LLC – Initial Resolution** – SL Pembroke, LLC is proposing to construct a solar farm project on 7962 Tesnow Rd in the Town of Pembroke, NY. The project proposes utilizing ground-mounted solar panels to generate 4 megawatts of AC power (MWAC).

A PILOT on these improvements will contribute \$4,000/MWAC + a 2% annual escalator in payments to Town of Pembroke, Genesee County and Akron School District for a total of \$276,695 over 15 years. This new revenue is significantly greater than the current agricultural-vacant land value of the project site.

The Project will also generate \$2500/MWAC + a 2% annual escalator in host benefit agreement payments to the Town of Pembroke. The project will also fund a community benefit agreement for workforce development and economic development projects in Genesee County.

Resolution No. 10/2025 - 02

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION OF SL PEMBROKE, LLC WITH RESPECT TO A CERTAIN PROJECT, (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.

**3.3 SL Pembroke 2, LLC – Initial Resolution** – SL Pembroke 2, LLC is proposing to construct a solar farm project on 7966 Tesnow Rd in the Town of Pembroke, NY. The project proposes utilizing ground-mounted solar panels to generate 5 megawatts of AC power (MWAC).

A PILOT on these improvements will contribute \$4,000/MWAC + a 2% annual escalator in payments to Town of Pembroke, Genesee County and Akron School District for a total of \$345,868 over 15 years. This new revenue is significantly greater than the current agricultural-vacant land value of the project site.

The Project will also generate \$2500/MWAC + a 2% annual escalator in host benefit agreement payments to the Town of Pembroke. The project will also fund a community benefit agreement for workforce development and economic development projects in Genesee County.

Resolution No. 10/2025 - 03

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION OF SL PEMBROKE 2, LLC WITH RESPECT TO A CERTAIN PROJECT, (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. Zelif noted that, considering recent discussions by the Governance & Nominating Committee and the County Legislature regarding the amount of acreage currently being utilized for solar projects in Genesee County, he recommended that the application not be approved and that a public hearing not be scheduled at this time. He expressed concern that Genesee County has already contributed a significant portion of its agricultural land to solar development.

**M. Gray made a motion to not accept the Initial Resolutions #10/2025-02 and #10/2025-03, declining to approve the project application and to schedule a public hearing as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia -	Yes	P. Zelif –	Yes
K. Manne -	Yes	C. Yunker -	Yes

M. Clattenburg – Yes  
C. Kemp - Yes

M. Gray - Yes

**The resolutions were not approved as presented.**

**3.4 Market Labor Update** – K. Loewke of Loewke Brill Consulting provided the Board with an update on the status of the local labor force, as previously requested. He reported that contractor availability has improved following the completion of school contracts; however, union halls are still drawing labor from other jurisdictions to meet ongoing demand. He noted that the labor market remains tight, largely due to the volume of major projects currently underway in the region. As a result, there has been an increase in waiver requests.

*M. Fitzgerald left the meeting at 4:26 p.m.*

*R. Gaenzle left the meeting at 4:27 p.m.*

**3.5 Countryside Apartments, LLC – Local Labor Waiver Request** – Countryside Apartments, LLC is constructing a market rate apartment project in the Town of Pembroke. In connection with the Local Labor Policy there is a waiver request process that can be made for certain contractors that do not have to be local. The situations that would allow a company to request a waiver are as follows:

“It is understood that at certain times, Workers residing within the Local Labor Area may not be available with respect to a Project. Under this condition, the Company is required to contact the Agency to request a waiver of the Local Labor Requirement (the “Local Labor Waiver Request”) based on the following circumstances: (i) warranty issues related to installation of specialized equipment or materials whereby the manufacturer requires installation by only approved installers; (ii) specialized construction for which qualified Local Labor Area Workers are not available; (iii) documented lack of Workers meeting the Local Labor Area requirement; or (iv) cost differentials in bids whereby use of local labor significantly increases the construction cost of the project. Prior to the granting of said waiver, the lowest bidding contractor which bid said construction project using local labor would have the right of first refusal to bid and match the lowest bid as a remedy to ensure compliance with this policy. Comprehensive documentation and justification will be required including documented evidence and verification by GCEDC staff or agents that the “right of first refusal” remedy has been effected unsuccessfully.

The Agency shall evaluate the Local Labor Waiver Request and make its determination related thereto based upon the supporting documentation received with such waiver request.”

The consulting group hired by the GCEDC to oversee the compliance with the Local Labor Policy, Loewke Brill Consulting Group, has reviewed the request. Kevin Loewke was present via video conference and explained to the Board the process he went through to come up with his recommendation and answered any questions.

**Fund Commitment** – None.

**Board Action Request** – Recommendation to approve local labor waiver request.

M. Masse stated that at the completion of the project, they ended up at 89.4% local labor, so this waiver would put them over the 90% requirement.

**P. Battaglia made a motion to approve the Local Labor Waiver Request for Countryside Apartments, LLC as presented; the motion was seconded by M. Gray. Roll call resulted as follows:**

P. Battaglia -	Yes	P. Zeff -	Yes
K. Manne -	Yes	C. Yunker -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

**The item was approved as presented.**

**3.6 Public Outreach Update** – C. Suozzi distributed flyers to Board members regarding the recent GLOW With Your Hands event, which took place earlier in the week. The event saw a record level of participation, with 452 students, 75 vendors, and representation from 32 school districts. Edwards was present at the event to recruit for future career opportunities, and a well-written article highlighting the company’s involvement was published in *The Daily News*.

C. Suozzi also shared that he received a phone call from a parent in York, who expressed interest in the career roadmap her son had received at the event.

#### **4.0 Audit & Finance Committee**

**4.1 August 2025 Financial Statements** – L. Farrell reviewed the significant items of the August 2025 financial statements.

- Mostly normal monthly activity with a decrease in restricted cash.
- There was a decrease in cash of about \$2M in the imprest STAMP account related to the \$56M Fast NY grant. GURFs were submitted and STAMP expenses were paid.
- Origination fees of \$59,000 were collected in connection with the closing of the Appletree Acres, LLC project and Phase 2 of the Ivy Village project.
- Accounts Payable decreased. The imprest accounts related to the ESD grants earn interest. This interest is remitted to ESD quarterly and was paid in August.

The August 2025 financial statements were recommended for approval by the Committee.

**K. Manne made a motion to approve the August 2025 Financial Statements as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia -	Yes	P. Zeff -	Yes
K. Manne -	Yes	C. Yunker -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

**The item was approved as presented.**

**4.2 GCEDC 1+3 Budget** – The 1+3 budget was reviewed by the Committee earlier in the week. The 2026 Budget was approved at the last Board meeting and this budget shows it extended for another 3 years.

The 1+3 Budget must be entered into the NYS Public Authorities Reporting Information System (PARIS) online. It was noted that most line items show a 3% increase year over year.

The line items with an asterisk or “greyed out” are those that could be estimated more accurately as more information was available or schedules were utilized.

This was recommended for approval by the Committee.

**K. Manne made a motion to approve the GCEDC 1+3 Budget as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:**

P. Battaglia -	Yes	P. Zelif -	Yes
K. Manne -	Yes	C. Yunker -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

**The item was approved as presented.**

**4.3 Land Lease Rates** – M. Masse had presented the proposed schedule for the land lease rates and a copy of the land lease agreement at the Audit & Finance Committee meeting earlier in the week. The Committee wanted to discuss at the full board before taking a vote on the proposed schedule.

Lessee	Location	Term	Rate / acre
Stein Farms	Oatka Hills	One year	\$ 80.00
Hy Hope Farms	Leroy	One year	\$ 80.00
Norm Geiss	STAMP	One year	\$ 80.00
Lamb Farms	STAMP	One year	\$ 80.00
Lamb Farms	STAMP	One year	\$ 5.48

**Fund commitment:** None.

C. Yunker noted that the proposed land lease rates appeared modest in light of the recent increase in rental rates. He explained that solar projects are utilizing a significant amount of tillable land, which is contributing to pressure on available agricultural land and driving up costs.

In response, P. Battaglia recommended increasing the proposed lease rate from \$80 per acre to \$100 per acre.

**K. Manne made a motion to approve the 2026 agricultural land lease rates from \$80/acre to \$100/acre; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia -	Yes	P. Zelif -	Yes
K. Manne -	Yes	C. Yunker -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

**The item was approved as presented.**

**4.4 Costar Contract** – Currently the GCEDC uses LoopNet to list available land, which costs \$2,500 annually. A proposal was presented to transition to Costar, a similar but enhanced service costing \$5,100 annually. Costar would provide the same listing capabilities as LoopNet, along with access to a database of site selectors and companies with detailed contact information, as well as additional data to help identify potential buyers.

C. Suozzi informed the Board that he intends to replace LoopNet with a new service on a one-year trial basis. He explained that the new platform offers a more proactive approach and features an enhanced, sortable database by NAICS code, allowing targeted outreach to companies with potential for growth at STAMP.

P. Zeliff revisited a question raised during the Committee meeting regarding broker fees, expressing that such fees should be negotiable in light of the increased cost of the new service.

In response, C. Suozzi clarified that all commission fees would be subject to Board approval and negotiated in advance. He also confirmed that the proposal includes the company's full service package.

G. Torrey added that the platform is highly robust and offers valuable tools that could support the organization's future project development efforts.

**P. Battaglia made a motion to approve the Costar Contract not to exceed \$5,100.00 as presented; the motion was seconded by K. Manne. Roll call resulted as follows:**

<b>P. Battaglia -</b>	<b>Yes</b>	<b>P. Zeliff –</b>	<b>Yes</b>
<b>K. Manne -</b>	<b>Yes</b>	<b>C. Yunker -</b>	<b>Yes</b>
<b>M. Clattenburg –</b>	<b>Yes</b>	<b>M. Gray -</b>	<b>Yes</b>
<b>C. Kemp -</b>	<b>Yes</b>		

**The item was approved as presented.**

## **5.0 Governance & Nominating Committee – C. Yunker**

**5.1 Nothing at this time.**

## **6.0 STAMP Committee – P. Zeliff**

**6.1 Substation Change Order** – The GCEDC has a contract with O'Connell Electric for construction of the substation at STAMP. They have submitted two change orders, one of which is due to the current tariffs on copper wire. These increases of \$437,093 and \$72,909 will be taken out of the \$1,000,000 contingency line item in the original contract so there is no overall increase to the contract amount.

**Fund Commitment:** None as it is covered under the contingency line item of the original contract.

**Board Action Request:** Recommend approval of the two change orders.

P. Zeliff summarized that the increase in cost was mainly due to the copper prices.

This item was reviewed by the Committee and is recommended for approval.

**P. Zeliff made a motion to approve the two change orders as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Battaglia -	Yes	P. Zeliff -	Yes
K. Manne -	Yes	C. Yunker -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

**The item was approved as presented.**

## **7.0 Employment & Compensation – M. Gray**

**7.1 Nothing at this time**

## **8.0 Housing Committee – P. Battaglia**

**8.1 Nothing at this time**

## **9.0 Other Business**

**9.1 Nothing at this time.**

## **10.0 Adjournment**

As there was no further business, C. Yunker made a motion to adjourn at 4:38 p.m., which was seconded by P. Battaglia and passed unanimously.