



GCEDC Board Meeting
Thursday, May 1, 2025
Location: 99 MedTech Drive, Innovation Room
4:00 PM

GCEDC MINUTES

Attendance

Board Members: C. Yunker, C. Kemp, P. Zelif, M. Clattenburg, M. Gray, P. Battaglia
Staff: M. Masse, L. Farrell, E. Finch, J. Krencik, C. Suozzi, P. Kennett
Guests: M. Brooks (GGLDC Board Member), S. Noble-Moag (GGLDC Board Member),
M. Fitzgerald (Phillips Lytle/Video Conference), G. Torrey (GGLDC Board
Member), D. Cunningham (GGLDC Board Member) R. Gaenzle (Harris Beach),
E. Biscaro (Ivy Village Corp), M. Hensel (Ivy Village Corp), R. Crossen (Town of
Alabama Supervisor)
Absent: K. Manne

1.0 Call to Order

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

Presentation – E. Biscaro attended the meeting to give an update on the Ivy Village project. E. Biscaro stated that the first phase of the project included 20 patio home units, a maintenance shop and storage building. The maintenance shop and storage building are complete. Ten of the patio home units are complete with nine of them occupied and two more spoken for already. E. Biscaro stated that they recently held an open house, which was well attended. They received very positive feedback from potential renters. E. Biscaro stated that the second phase of this project will be an additional 20 units. E. Biscaro is confident that he will be able to rent these apartments as soon as they are complete.

E. Biscaro and M. Hensel left at 4:08 p.m.

1.1 Enter Executive Session

M. Clattenburg made a motion to enter executive session under the Public Officers' Law Article 7, Open Meetings Law Section 105, at 4:08 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.

The motion was seconded by C. Kemp and approved by all members present.

1.2 Enter Public Session

M. Gray made a motion to enter back into public session at 5:00 p.m., seconded by M. Clattenburg and approved by all members present.

2.0 Chairman's Report & Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday June 5th at 4:00 p.m.

Audit & Finance Committee Meeting: Tuesday, June 3rd at 8:30 a.m.

STAMP Committee Meeting: Wednesday, June 4th at 8:00 a.m.

2.2 Agenda Additions / Deletions / Other Business –

M. Gray made a motion to add agenda item 7.1 Policy for Employment / Changes to the Employee Vacations; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was added to the agenda.

M. Gray made a motion to add agenda item 4.3 AppleTree Acres Sign Quote; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was added to the agenda.

2.3 Minutes: March 27, 2025 –

C. Yunker made a motion to accept the March 27, 2025 minutes as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

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

The item was approved as presented.

3.0 Report of Management

3.1 Ivy Village Phase II – Initial Resolution - Ivy Village Corp is planning to construct 20 units of market-rate adult patio homes as the second phase of a three-phase, 60-unit development on 16 acres in the Village of Leroy. The project's first phase constructed 20 units and buildings totaling 35,312 sq. ft. The second phase will add 24,960 sq. ft of new buildings for a combined construction of 60,272 sq. ft. The project is investing \$3.5 million for the second phase.

The 2024 Genesee County Housing Needs Assessment's recommendations included expanding housing options for the growing senior population by increasing the desirable supply of new, lower-maintenance housing. Previous studies identified a need for 4,800 total units over 20 years across multiple sectors, including rental units and single-family homes.

The project is seeking assistance from the GCEDC in the form of a property tax abatement (\$669,440) using our Market Rate Housing PILOT (20 + Units) schedule which averages 61.5% savings over 20 years, a sales tax abatement (\$168,000), and a mortgage tax exemption (\$28,000).

Resolution No. 05/2025 - 01

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION OF IVY VILLAGE CORP. WITH RESPECT TO A CERTAIN PROJECT (THE "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. Battaglia made a motion to accept Initial Resolution #5/2025-01, authorizing the acceptance of the application and scheduling of a public hearing as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

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

The item was approved as presented.

3.2 AppleTree Acres, LLC – Final Resolution – Appletree Acres, LLC is proposing to construct a 20,000 square-foot expansion to an existing 50,000 square-foot warehouse located at the Apple Tree Acres corporate park.

The \$1,237,000 project proposes creating 4 FTEs with an estimated salary range of \$45,000 to \$65,000 annually plus benefits.

The project is requesting assistance from the GCEDC with a sales tax exemption estimated at \$58,800 and a property tax abatement estimated at \$213,336 based on the incremental increase in assessed value via a new traditional 10-year PILOT.

A public hearing was held on April 21, 2025. No written or oral comments were received.

3.1a UTEP - See the Statement of Compliance of Project Criteria listed in the Uniform Tax Exemption Policy (UTEP) attached to the minutes for additional Project details and Board approvals. The Board concurred with the UTEP.

3.1b Final Resolution –

Resolution No. 05/2025 – 02

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON APRIL 21, 2025, WITH RESPECT TO THE APPLETREE ACRES LLC PROJECT; (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, RENOVATION AND EQUIPPING OF THE PROJECT AND (B) A PARTIAL REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A TAX AGREEMENT; AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, TAX AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

C. Yunker made a motion to accept Final Resolution #5/2025-02, authorizing the incentives as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was approved as presented.

3.3 Apple Tree Acres Economic Impact – J. Krencik stated that the Apple Tree Acres case study summary was included in the meeting materials. J. Krencik stated that there are two facts that are important to note. Jobs created are significantly bigger than the number pledged. The current cumulative estimated payroll is \$30M, which does not include the ongoing Oxbo project. The other important fact to note is based on the previous use of the land, the revenue going into the community is 28 times the return on investment compared to what the Town, County and School would have received if the land had not been developed.

4.0 Audit & Finance Committee

4.1 1st Quarter Financial Statements – L. Farrell reviewed with the Committee the significant items of the first quarter financial statements for 2025.

- On the balance sheet reserved cash decreased by over \$3M. There was a significant amount of STAMP expenditures that were paid in the 1st Quarter. Most of those were recorded as accounts payable at the end of 2024.
- Accounts Payable decreased by over \$3M as well. Most of those were related to STAMP expenditures.
- Loan Payable to Genesee County noncurrent decreased. We received the PIF payment from Empire Pipeline in the 1st Quarter, which is remitted to the County as a debt service payment on the loan with the County.
- On the P&L, we recognized \$329K of project fees. We closed on the Rochester Davis Fetch Project, 202 Oak Street, and FFP Leroy Solar 1 and 2.
- Expenditures are where we would anticipate them to be at 25% of budget.

The 1st Quarter Financial Statements were recommended for approval by the committee.

P. Zeliff made a motion to approve the 1st Quarter Financial Statements as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

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

The item was approved as presented.

4.2 MTC Lease Extension with GGLDC - The GGLDC holds a lease with the GCEDC for office space located in Suite 106 and the Innovation Zone located in Suite 107. The lease is set to expire on June 1, 2025.

The GGLDC and GCEDC wish to enter into an amendment to extend the lease for another ten years. The proposed amendment maintains the existing lease rate, with annual increases to Common Area Maintenance (CAM) charges.

Currently, the GCEDC pays \$1,680 per month for the office space (suite 106) and \$1 per year for the Innovation Zone space (suite 107). This includes both base rent and CAM charges.

The Innovation Zone was established to provide affordable, flexible innovation space (including office space, conference rooms, video conferencing, and a lounge) for high-tech entrepreneurs. It is primarily utilized for meetings and training sessions by GCEDC, GGLDC, MedTech Center tenants, the Chamber, Leadership Genesee, and Kinetix. Although the space is available for rent to outside agencies, it has not yet generated significant income.

Board Action Request: Approval is requested to extend the Lease Agreement between the GCEDC & GGLDC for another 10 years.

This was recommended for approval by the committee.

P. Zeliff made a motion to approve the MTC Lease Extension with the GGLDC for another 10 years as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was approved as presented.

4.3 Apple Tree Acres Sign Quote – M. Masse stated that the AppleTree Acres sign needs to be refreshed. It is no longer aesthetically appealing. We went out to bid for this work. Five companies were contacted. Two companies did not answer and two declined to bid. We received one bid from Batavia Signs in the amount of \$3,390.

M. Masse stated that the budgeted amount for maintenance at AppleTree Acres is \$2,500. Therefore, Board approval is needed to proceed with this work.

P. Battaglia made a motion to approve the AppleTree Acres Sign quote with Batavia Signs not to exceed \$3,390; the motion was seconded by M. Gray. Roll call resulted as follows:

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

The item was approved as presented.

5.0 Governance & Nominating Committee – C. Yunker

The Board voted on agenda items 5.1 through 5.4 collectively. The approval for these items follows agenda item 5.4.

5.1 Officer Appointments – The current slate of officers is set to expire on June 30th. Below is listed the current slate of officers:

Chair -	P. Zelif
Vice-Chair -	M. Gray
Secretary -	P. Kennett
Treasurer -	L. Farrell
President/CEO -	M. Masse

This was recommended for approval by the committee.

5.2 Authorized to Request Information Regarding Bank Accounts – L. Farrell and P. Kennett need to be authorized to request information regarding the bank accounts and to transfer funds between accounts for the GCEDC.

This was recommended for approval by the committee.

5.3 Authorized Signers of Agreements, Contracts, etc. – Currently the authorized signers of agreements, contracts, etc. are the Chair (per Bylaws), Vice Chair (per Bylaws), President/CEO (per Bylaws) and C. Suozzi.

This was recommended for approval by the committee.

5.4 Authorized Bank Signers – Audit & Finance Committee members and M. Masse are authorized bank signers. All GCEDC checks must be signed by two authorized signers. All checks must be signed by at least one board member.

Line of credit withdrawals must be signed by two authorized signers. All lines of credit withdrawals must be signed by at least one board member.

This was recommended for approval by the committee.

C. Yunker made a motion to approve agenda items 5.1-5.4 as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

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

M. Clattenburg – Yes
C. Kemp - Yes

M. Gray - Yes

The items were approved as presented.

C. Yunker provided an update on several other topics discussed at the Governance and Nominating Committee meeting, including:

Board Member Attendance - GCEDC Board member attendance for 2024 was provided to the Committee with the meeting materials. Results of this report are satisfactory.

Board Member Evaluation - Evaluations have been completed and received by the Board Chair. Discussion took place during Executive Session. There are no significant concerns.

Annual Project Performance Review - All projects that receive financial assistance are required to report certain information about their project's performance, including total jobs, on an annual basis to the GCEDC. No action is required at this time on any of the projects related to job performance.

Videoconferencing - C. Yunker stated that participation and quorum counting from a Board member that is not present can occur via videoconference for extraordinary circumstances only. Extraordinary circumstances include things like health issues and family care but does not include vacations or business travel. This is allowable after the Board holds a public hearing related to this matter and adopts a related policy. Other IDAs have adopted similar policies.

C. Yunker stated that it is preferable to have Board members attend in person; however, if a Board member is only able to participate via videoconferencing it is better than not having their input at all.

The Governance Committee recommended that staff and counsel conduct a public hearing to comply with extraordinary circumstances for videoconferencing purposes. Additionally, staff will contact the Agency's lobbyists and local politicians to seek a change in the law to allow for a quorum vote by videoconferencing.

6.0 STAMP Committee – P. Zeliff

6.1 Water Tank Builders Risk Premium – In connection with the construction of the water tank, Tompkins has recommended that the GCEDC obtain builders risk insurance for the work.

This construction involves ground up construction and a contract with the builder that requires GCEDC to maintain insurance on the project. The Travelers proposal for the water tank construction and annual pricing with Travelers was \$4,205 subject to a minimum earned premium of \$2,500. We also received a quote from Acadia with terms like Travelers with an annual premium of \$2,543 and Travelers would be eligible for a prorated cancellation at the conclusion of the project. Different than Travelers, there isn't a \$2,500 minimum premium.

The construction of the water tank is planned to start in July and end in mid-November. The GCEDC would only pay a portion of this annual premium.

Fund Commitment: \$2,543 annual premium.

Board Action Request: Approval of Builders Risk insurance coverage with Acadia at an annual premium of \$2,543 to be paid out of the \$56 Million or operating funds.

This was recommended for approval by the committee.

P. Zeliff made a motion to approve the Builders Risk insurance coverage with Acadia not to exceed \$2,543 as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

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

The item was approved as presented.

6.2 National Grid Easement – National Grid Easement – As part of its Line 112 rebuild National Grid is increasing the size of their existing easements. They requested the expansion of the easement on property currently owned by the GCEDC along Route 77. This property is currently the mitigation area for the Part 182 permit. We checked with the DEC, who will be the eventual owner of this property, and they preferred that the GCEDC accept the easement increase prior to dedicating the land over to the DEC. National Grid/Niagara Mohawk paid the GCEDC \$86,190 for this easement.

Fund commitment: None.

Committee action request: Recommend approval of acceptance of \$86,190 for widening of easement.

This was recommended for approval by the committee.

P. Zeliff made a motion approve the National Grid / Niagara Mohawk Easement and acceptance of \$86,190 as presented; the motion was seconded by M. Gray. Roll call resulted as follows:

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

The item was approved as presented.

6.3 RG&E Facilities Study – The SIS study for the additional 300 MW off the NYPA 345 Kv lines has been completed. Station 80 was identified in the SIS study as needing some improvements to enable the stability of the grid and power flow associated with drawing down an additional 300 mw. RG & E require a facilities study to be completed on the proposed increase of 300 mw to Station 80 and the actual costs and construction timeline (an estimate was provided by the NYISO as part of the study). RG & E will complete the study and is requesting a deposit of \$150,000 for this work.

Fund commitment: \$150,000 covered under the existing \$8 million grant.

Committee action request: Recommend approval to the full Board to pay \$150,000 for the Facilities Study Agreement and signing of the agreement.

This agenda item was tabled by the committee. The Committee stated that they believed this should be a NYISO requirement, not a requirement for the GCEDC.

P. Zeliff requested that M. Masse continue to push on NYISO but agreed to approve the expense to keep things moving forward.

P. Zeliff made a motion to approve the Facilities Study Agreement with RG&E and payment not to exceed \$150,000; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was approved as presented.

6.4 Onsite Sewer Line Bids - The GCEDC went out to bid for onsite sewer lines and pump station that would connect the sewer outfall at the Edwards site to the hold and haul tank. The GCEDC received the following bids:

Millhurst Construction – Base bid of \$536,700 and an alternate bid of \$598,500.

The bid documents stated that the Owner reserves the right to award the Base Bids individually or the combination of the Base Bids to the lowest, responsive, responsible bidder based on which Bid combination best fits the project budget and priorities which includes MWBE participation.

This bid was recommended for approval by Clark Patterson Lee. A recommendation letter was included with the meeting materials.

Fund commitment: \$536,700 for the base bid only from the NYS \$56 million and associated matching funds.

Committee action request: Recommend approval to award the bid to Millhurst Construction in the amount of \$536,700.

P. Zeliff stated that he believed this bid is too high.

The Committee recommended the approval of the bid to Millhurst Construction with the caveat that the GCEDC and CPL will work with Millhurst to find engineering efficiencies to reduce costs.

P. Zeliff made a motion to approve the bid to Millhurst Construction not to exceed \$536,700 with the above-mentioned stipulation; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

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

The item was approved as presented.

6.5 MOU with Village of Oakfield - The GCEDC, STAMP Sewer Works Corp. and the Village of Oakfield are willing to work together on the possible design, construction and operation of a new force main sewer line from the STAMP Site to the Village of Oakfield Wastewater Treatment Facility ("Oakfield WWTF") to provide wastewater treatment services to STAMP.

Fund Commitment: None at this time. Any costs will be brought forward prior to approval for payment.

Committee Action Request: Recommend approval of executing the MOU with Village of Oakfield.

This was recommended for approval by the committee.

P. Zelif made a motion to approve the MOU with the Village of Oakfield as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

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

The item was approved as presented.

6.5 NYISO Invoice - The GCEDC completed the Q580 study for the first 300mw off of the 345 kV power lines at STAMP. As part of that study the GCEDC submitted a Material Modification to that study in 2021. The entire study was completed and approximately \$18,000 of the original deposit was returned to the GCEDC two or three years ago. While reviewing their past expenses the NYISO noticed that the Material Modification charge was billed to a different project code and was not invoiced until last week.

Fund Commitment: \$8,580 from the \$33 million.

M. Masse stated that he contacted NYISO to notify them that the GCEDC will not pay this invoice because the project closed years ago. M. Masse has not received a response from NYISO.

C. Yunker made a motion to table this agenda item; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The agenda item was tabled.

7.0 Employment & Compensation – M. Gray

7.1 Policy for Employment / Changes to the Employee Vacations – M. Gray stated that there will be a change made to this policy that adds flexibility for the CEO in offering vacation time for new employees.

M. Gray made a motion to approve the change to the Employee Vacation Policy as distributed; the motion was seconded by P. Battaglia. Roll call resulted as follows:

P. Zelif -	Yes	C. Yunker -	Yes
------------	-----	-------------	-----

K. Manne - Absent
M. Clattenburg – Yes
P. Battaglia - Yes

C. Kemp - Yes
M. Gray - Yes

The item was approved as presented

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 5:26 p.m., which was seconded by M. Clattenburg and passed unanimously.



Project Name: Appletree Acres, LLC

Board Meeting Date: March 6, 2025

STATEMENT OF COMPLIANCE OF PROJECT CRITERIA LISTED IN UNIFORM TAX EXEMPTION POLICY (UTEP)

PROJECT DESCRIPTION:

Appletree Acres, LLC is proposing to construct a 20,000 square-foot expansion to an existing 50,000 square-foot warehouse located at the Apple Tree Acres corporate park.

The \$1,237,000 project proposes creating 4 FTEs with an estimated salary range of \$45,000 to \$65,000 annually plus benefits.

The project is requesting assistance from the GCEDC with a sale tax exemption estimated at \$58,800 and a property tax abatement estimated at \$213,336 based on the incremental increase in assessed value via a new traditional 10-year PILOT.

Criteria #1 – The Project pledges to create and/or retain quality, good paying jobs in Genesee County.

Project details: The project is planning on creating 4 direct jobs with annual salaries of between \$45,000 and \$65,000 with benefits.

Board Discussion: None.

C. Yunker made a motion to concur with Criteria #1; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

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

The item was approved as presented.

Board Concurrence: ☒ YES ☐ NO **If no, state justification:**

Criteria #2- Completion of the Project will enhance the long-term tax base and/or make a significant capital investment.

Project details: The project will enhance long term tax base with an investment of \$1.237 million and construction of a 20,000 sq. ft. expansion in the Town of Bergen.

Board Discussion: None.

C. Yunker made a motion to concur with Criteria #2; the motion was seconded by M. Clattenburg.

Roll call resulted as follows:

P. Battaglia - Yes
K. Manne - Absent
M. Clattenburg – Yes
C. Kemp - Yes

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

The item was approved as presented.

Board Concurrence: ☒ YES ☐ NO **If no, state justification:**

Criteria #3- The Project will contribute towards creating a “livable community” by providing a valuable product or service that is underserved in Genesee County.

Project details: N/A

Board Discussion: N/A

Board Concurrence: N/A

Criteria #4: The Board will review the Agency’s Fiscal and Economic Impact analysis of the Project to determine if the Project will have a meaningful and positive impact on Genesee County. This calculation will include the estimated value of any tax exemptions to be provided along with the estimated additional sources of revenue for municipalities and school districts that the proposed project may provide.

The Fiscal Impacts (discounted value) on Local Benefits totals \$3,143,311 (\$2,987,207 in payroll and \$156,104 to the public in tax revenues). See attached MRB Cost Benefit Calculator.

Project details: For every \$1 of public benefit the company is investing \$14 into the local economy.

Board Discussion: None.

C. Yunker made a motion to concur with Criteria #4; the motion was seconded by M. Clattenburg.

Roll call resulted as follows:

P. Battaglia - Yes

C. Yunker - Yes

K. Manne - Absent
M. Clattenburg – Yes
C. Kemp - Yes

P. Zelif - Yes
M. Gray - Yes

The item was approved as presented.

Board Concurrence: YES **NO** If no, state justification:

Criteria #5: The Project is included in one of the Agency’s strategic industries: Agri-Business and Food Processing, Manufacturing, Advanced Manufacturing and Nano-Enabled Manufacturing, Life Sciences and Medical Device.

Project details: N/A

Board Discussion: N/A

Board Concurrence: N/A

Criteria #6: The Project will give a reasonable estimated timeline for the completion of the proposed project.

Project details: The project is planning to begin construction in January 2025 and be operational in 24 months.

Board Discussion: None.

C. Yunker made a motion to concur with Criteria #6; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

P. Battaglia - Yes
K. Manne - Absent
M. Clattenburg – Yes
C. Kemp - Yes

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

The item was approved as presented.

Board Concurrence: YES **NO** If no, state justification: