



**GGLDC Board Meeting  
Thursday, March 27, 2025**

**Location: 99 MedTech Drive, Innovation Zone  
4:00 PM**

**GGLDC MINUTES**

**Attendance**

Board Members: M. Brooks, J. Tretter, C. Yunker, S. Noble-Moag, P. Zelif, G. Torrey, M. Clattenburg, P. Battaglia (Video Conference / Not officially in attendance)

Staff: L. Farrell, M. Masse, E. Finch, J. Krencik, C. Suozzi, P. Kennett

Guests: C. Kemp (GCEDC Board Member), K. Manne (GCEDC Board Member), R. Gaenzle (Harris Beach), H. Owens (The Batavian), C. Zinni (Batavia Resident), S. Bearden (Rochester Resident), J. Bearden (Rochester Resident), A. Barnes (Medina Resident), S. Howard (Syracuse Resident), A. Yocina, S. Logan (Tonawanda Seneca Nation), G. Logan (Tonawanda Seneca Nation), Genesee County Sheriff Deputy

Absent: D. Cunningham

**1.0 Call to Order**

J. Tretter called the meeting to order at 4:33 p.m. in the Innovation Zone.

**2.0 Chairman's Report and Activities**

**2.1 Upcoming Meetings:**

**Next Scheduled Board Meeting: Thursday May 1<sup>st</sup> at 4:00 p.m.**

Audit & Finance Committee Meeting: Thursday, April 29<sup>th</sup> at 3:00 p.m.

Annual Meeting: Friday, April 25<sup>th</sup> at 11 a.m.

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

**2.3 Minutes: March 6, 2025**

**M. Brooks made a motion to recommend approval of the minutes from March 6, 2025; the motion was seconded by S. Noble-Moag. Roll call resulted as follows:**

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Absent	S. Noble-Moag -	Yes
M. Clattenburg -	Yes	C. Yunker -	Yes
G. Torrey -	Yes	P. Zelif -	Yes
P. Battaglia -	N/A (Video Conference / Not officially in attendance)		

**The item was approved as presented.**

**3.0 Report of Management**

**3.1 Public Authorities Annual Report** - The Annual Report was included with the Board materials as a separate attachment for review. It is being brought forward for approval to be submitted into the PARIS reporting system. Unlike the GCEDC, there is no project information to report. Rather, the GGLDC is required to report loans and grants for the 2024 reporting period, in addition to regular governance and Board information.

**P. Zeliff made a motion to approve the submission of the Public Authorities Annual Report as presented; the motion was seconded by M. Brooks. Roll call resulted as follows:**

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Absent	S. Noble-Moag -	Yes
M. Clattenburg -	Yes	C. Yunker -	Yes
G. Torrey -	Yes	P. Zeliff -	Yes
P. Battaglia -	N/A (Video Conference / Not officially in attendance)		

**This item was approved as presented.**

#### **4.0 Audit & Finance Committee – M. Brooks**

**4.1 12/31/24 Audit** – M. Brooks stated that Jason Waite of Mostert, Manzanero & Scott attended the Audit and Finance Committee meeting to review the 2024 audit.

Like the GCEDC, no material weaknesses in internal controls were identified during the GGLDC audit. It is their opinion that the audited financial statements present fairly, in all material respects, the financial position of the GGLDC as of December 31, 2024.

There was not a recommendation from Committee for approval because a quorum was not obtained at the GGLDC Audit and Finance Committee meeting.

**M. Brooks made a motion to approve the 12/31/24 Audit as presented; the motion was seconded by G. Torrey. Roll call resulted as follows:**

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Absent	S. Noble-Moag -	Yes
M. Clattenburg -	Yes	C. Yunker -	Yes
G. Torrey -	Yes	P. Zeliff -	Yes
P. Battaglia -	N/A (Video Conference / Not officially in attendance)		

**The item was approved as presented.**

**4.2 DNP Health & Wellness Lease at MedTech Centre – Pyramid Brokerage** – The lease was included with the meeting materials. Staff recommended approval of the lease with DNP Health and Wellness.

There was not a recommendation from Committee for approval because a quorum was not obtained at the GGLDC Audit and Finance Committee meeting.

**M. Brooks made a motion to approve the DNP Health & Wellness Lease at MedTech Centre as presented; the motion was seconded by S. Noble-Moag. Roll call resulted as follows:**

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Absent	S. Noble-Moag -	Yes
M. Clattenburg -	Yes	C. Yunker -	Yes
G. Torrey -	Yes	P. Zelif -	Yes
P. Battaglia -	N/A (Video Conference / Not officially in attendance)		

**The item was approved as presented.**

**4.3 GLOW Works, Inc Invoices for Healthcare & Manufacturing Events** – We have been impactful in creating new workforce development programs over the years. Programs like “GLOW with your Hands” Manufacturing and “GLOW with your Hands” Healthcare are impactful for K-12 career exploration with our local companies. As in years past we are seeking to assist in supporting both programs for 2025 events.

**Action Requested:** We would like to support GLOW Works, Inc, a 501 C3, that is the overarching entity that supports GLOW with your HANDS Manufacturing for \$2,500 and GLOW with your Hands Healthcare for \$2,500.

Staff requests a contribution from the GGLDC in the amount of a combined \$5,000 to support these workforce development programs under GLOW Works, Inc.

There was not a recommendation from Committee for approval because a quorum was not obtained at the GGLDC Audit and Finance Committee meeting.

**M. Brooks made a motion to approve the GLOW Works, Inc Invoices for Healthcare & Manufacturing Events not to exceed \$5,000 as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:**

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Absent	S. Noble-Moag -	Yes
M. Clattenburg -	Yes	C. Yunker -	Yes
G. Torrey -	Yes	P. Zelif -	Yes
P. Battaglia -	N/A (Video Conference / Not officially in attendance)		

**The item was approved as presented.**

**4.4 Batavia Cold Storage PSA** – The GCEDC received a PSA for approximately 3 acres of land from Batavia Cold Storage for \$65,000 per acre (\$195,000). The company is looking to acquire this property to construct a cold storage facility for ice distribution.

Legal fees to Harris Beach will be paid by the GCEDC not to exceed \$14,000.

There was not a recommendation from Committee for approval because a quorum was not obtained at the GGLDC Audit and Finance Committee meeting.

Resolution No. #03/2025 - 01

RESOLUTION OF THE GENESEE GATEWAY LOCAL DEVELOPMENT CORPORATION,  
AS THE SOLE MEMBER OF GENESEE AGRI-BUSINESS LLC, AUTHORIZING (I) THE

SALE OF CERTAIN LANDS OWNED BY GENESEE AGRI-BUSINESS LLC TO BATAVIA COLD STORAGE, LLC, OR ITS PERMITTED ASSIGNS, COMPRISING APPROXIMATELY 3 +/- ACRES LOCATED IN THE TOWN OF BATAVIA, GENESEE COUNTY, NEW YORK, AND KNOWN AS TAX PARCEL 13.-1-170.11 (THE "LAND"), AND (II) THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT FOR THE CONVEYANCE OF THE LAND AND (III) THE EXECUTION AND DELIVERY OF DOCUMENTS NECESSARY AND INCIDENTAL TO THE FOREGOING.

**M. Brooks made a motion to approve the Batavia Cold Storage PSA, Authorizing Resolution #03/2025 – 01 and legal fees not to exceed \$14,000 as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:**

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Absent	S. Noble-Moag -	Yes
M. Clattenburg -	Yes	C. Yunker -	Yes
G. Torrey -	Yes	P. Zeliff -	Yes
P. Battaglia -	N/A (Video Conference / Not officially in attendance)		

**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, S. Noble-Moag made a motion to adjourn at 4:37 p.m., which was seconded by M. Brooks and passed unanimously.