



**GGLDC Board Meeting
Thursday, July 10, 2025**

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

GGLDC MINUTES

Attendance

Board Members: M. Clattenburg, C. Yunker, M. Brooks, G. Torrey, P. Battaglia, *P. Zelif (Video Conference), D. Cunningham
Staff: L. Farrell, M. Masse, C. Suozzi, P. Kennett, K. Galdun, J. Krencik
Guests: R. Gaenzle (Harris Beach/Video Conference), P. Casey (Del Plato Casey Law Firm), A. Aliasso (Del Plato Casey Law Firm)
Absent: S. Noble-Moag (GGLDC Board Member), J. Tretter (GGLDC Board Member),

**P. Zelif attended the meeting via Video Conference, therefore he did not count towards the quorum.*

1.0 Call to Order

D. Cunningham called the meeting to order at 4:56 p.m. in the Innovation Zone.

2.0 Chairman's Report and Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday, August 7th at 3:00 p.m.

Audit & Finance Committee Meeting: Tuesday, August 5th at 8:30 a.m.

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

2.3 Minutes: June 5, 2025

G. Torrey made a motion to approve the June 5, 2025, minutes as presented; the motion was seconded by M. Brooks. Roll call resulted as follows:

M. Brooks -	Yes	J. Tretter -	Absent
D. Cunningham -	Yes	P. Battaglia -	Yes
M. Clattenburg -	Yes	C. Yunker -	Yes
G. Torrey -	Yes	P. Zelif -	N/A (Video Conference-Not officially in attendance)
S. Noble-Moag -	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 PSA for Ag Park & Commission Agreement - The GGLDC has a PSA for approximately 2.6 acres from Om3, LLC. The company is looking to acquire this to construct a collision shop.

Fund Commitment: Legal fees to Del Plato Casey not to exceed \$4,500 and a 10% brokerage fee to Caliber Commercial Brokerage.

Committee Action Request: Recommend approval of the Purchase and Sale Agreement, payment of legal and brokerage fees in connection with the closing.

This was recommended for approval by the Committee.

M. Masse explained that there had been some updates since the last discussion, including changes related to the park's entrance sign. P. Casey recommended an easement to allow access to the sign, noting that if it is damaged during construction, the responsibility for repairs would fall on the tenants.

P. Casey also emphasized—based on conversations with M. Masse—that ensuring the tenants are responsible for proper maintenance of the sign is a priority. For that reason, the easement approach is preferred over the IDA retaining ownership of the sign. He noted that everything else in the agreement was straightforward.

M. Masse added that the only other change from past practice is that the Purchase and Sale Agreement (PSA) now includes the commission agreement for the realtor, which was previously handled through a separate document.

M. Brooks made a motion to approve the Purchase and Sale Agreement, payment of legal fees to Del Plato Casey Law Firm not to exceed \$4,500, and brokerage fee in the amount of 10% of the purchase price as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

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

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, P. Battaglia made a motion to adjourn at 5:00 p.m., which was seconded by M. Clattenburg and passed unanimously.