DRAFT

GCEDC Board Meeting
Thursday, October 29, 2026
Location: 99 MedTech Drive, Innovation Room
4:00 PM

GCEDC MINUTES

Attendance

Board Members:	K. Manne, C. Kemp, M. Gray, L. Mancuso, J. Tretter
Staff:	M. Masse, L. Farrell, K. Galdun, C. Suozzi, J. Krencik, P. Heimlich
Guests:	D. Cunningham (GGLDC Board Member), M. Brooks (GGLDC Board Member), P. Battaglia (GGLDC Board Member), T. Klapper (GGLDC Board Member), G. Torrey (GGLDC Board Member), S. Maier (Harris Beach), R. Gaenzle (Harris Beach), E. Borek (Phillips Lytle – Video Conference), A. Walters (Phillips Lytle), J. Sabo (Couch White – Video Conference), R. Crossen (Town of Alabama Supervisor) B. Clark (Community Member), K. Grazioplene (Community Member), D. Pierce (Community Member)
Absent:	C. Yunker, P. Zeliff

1.0 Call to Order

M. Gray called the meeting to order at 4:02 p.m. in the Innovation Zone.

1.1 Enter Executive Session

J. Tretter made a motion to enter executive session under the Public Officers' Law Article 7, Open Meetings Law Section 105, at 4:03 p.m. for the following reasons:

1. Discussions regarding proposed, pending, or current litigation.
2. 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.

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

C. Kemp joined the meeting at 4:11 p.m.

E. Borek left the meeting at 4:13 p.m.

1.2 Enter Public Session

L. Mancuso made a motion to enter back into public session at 4:36 p.m., seconded by J. Tretter and approved by all members present.

2.0 Chairman's Report & Activities

2.1 Upcoming Meetings:

Employment & Compensation Committee Meeting: Tuesday, December 3 at 3:00 p.m.
Next Scheduled Board Meeting: Thursday, December 3rd at 4:00 p.m.
Audit & Finance Committee Meeting: Tuesday, December 1st at 8:30 a.m.
STAMP Committee Meeting: Wednesday, December 2nd at 8:00 a.m.
Employment & Compensation Committee Meeting: Tuesday, November 3rd at 8:30 a.m.

L. Farrell noted that the 2027 DRAFT Meeting Schedule should have been included in the GGLDC Meeting Materials as well.

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

2.3 Minutes: October 1, 2026

K. Manne made a motion to accept the October 1, 2026 minutes as presented; the motion was seconded by L. Mancuso. Roll call resulted as follows:

P. Zeliff -	Absent	C. Yunker -	Absent
K. Manne -	Yes	C. Kemp -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
J. Tretter -	Yes		

The item was approved as presented.

3.0 Report of Management

3.1 Excelsior Energy Center, LLC – Authorizing Resolution – This resolution was before the Board at the August 6th, 2026 meeting and was tabled until further information was obtained. After going back to the company seeking clarification, they are now requesting removal of the parcel that contains the substation. This parcel will be dedicated over to the New York Power Authority.

Resolution No. 10/2026 - 01

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY d/b/a GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") AUTHORIZING THE AMENDMENT OF THE LEASE AGREEMENT AND LEASEBACK AGREEMENT (TOGETHER WITH ANY OTHER RELATED DOCUMENTS) BY MODIFYING THE LEGAL DESCRIPTION CONSTITUTING THE LEASED PREMISES, AND TO EXECUTE AND DELIVER RELATED DOCUMENTS.

J. Sabo from Couch White stated that they will be coming back to the Board, after construction, to request updates to the boundaries of the project as well.

M. Gray asked if the transfer had already taken place of which J. Sabo responded that it had.

When asked, M. Masse confirmed that descriptions of projects have been changed in the past.

L. Mancuso made a motion to approve the Authorizing Resolution #10/2026-01 as presented; the motion was seconded by J. Tretter. Roll call resulted as follows:

P. Zeliff -	Absent	C. Yunker -	Absent
K. Manne -	Yes	C. Kemp -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
J. Tretter -	Yes		

The item was approved as presented.

3.2 Leatherleaf Solar, LLC – Sales Tax Exemption Extension – This project was originally approved in 2024, and a transfer of ownership had been done since the approval. They are now ready to start construction and are requesting an extension of the sales tax exemption and postponement of the PILOT payment schedule. Given that the PILOT payments had already been included in the local municipality's budgets, they were told that was not feasible. They have amended their request to include the extension of the sales tax exemption and would like the Board to consider their request.

M. Masse stated that generally, when these requests are made, if they have not exceeded the original amount approved, it is handled administratively by staff and does not require Board approval. Given the Board's position on solar, M. Masse felt it appropriate to bring it forward for consideration.

After brief discussion, it was determined more time was needed to consider the request.

M. Gray made a motion to table item 3.2 Sales Tax Exemption Extension for Leatherleaf Solar, LLC as presented; the motion was seconded by K. Manne. Roll call resulted as follows:

P. Zeliff -	Absent	C. Yunker -	Absent
K. Manne -	Yes	C. Kemp -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
J. Tretter -	Yes		

The item was approved as presented.

R. Gaenzle left the meeting at 4:46 p.m.

3.3 Public Outreach Update –

1. Regional Partnerships: GCEDC President and CEO Mark Masse, along with GCC President Dr. Craig Lamb and County Legislature Chairman Christian Yunker welcomed the Finger Lakes Regional Economic Development Council (FLREDC) to GCC on October 20th.

   The REDC and public attendees were briefed on the GCEDC's investments in housing, workforce development, manufacturing, and the semiconductor industry.

2. Edwards Vacuum: As Edwards Vacuum ramps up production and hiring, the GCEDC highlighted milestones to our audience on LinkedIn.

   In October, the Ganymede semiconductor dry pump that will be manufactured at STAMP was featured at the SEMICON West semiconductor industry trade show in California. The event promoted STAMP's role in the next generation equipment's manufacturing.

3. GLOW With Your Hands: In September, GLOW With Your Hands welcomed over 1,000 students to experience hands-on career exploration with 65 employers and training programs.

   The GLOW With Your Hands program is on pace to reach 10,000 student participants in 2027. The GCEDC's engagement with local companies continues to grow the effectiveness of these programs.

R. Gaenzle rejoined the meeting at 4:48 p.m.

4.0 Audit & Finance Committee

4.1 September 2026 Financial Statements – L. Farrell reviewed the significant items of the September 2026 financial statements.

- Most activity for the month of September was normal monthly activity.
- Expenditures are in line with where they are expected to be with the budget.

This was recommended by Committee for approval.

K. Manne made a motion to approve the September 2026 Financial Statements as presented; the motion was seconded by J. Tretter. Roll call resulted as follows:

P. Zeliff -	Absent	C. Yunker -	Absent
K. Manne -	Yes	C. Kemp -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
J. Tretter -	Yes		

The item was approved as presented.

4.2 12/31/26 Audit Services – In 2022, the GCEDC and its affiliated corporations issued a joint Request for Proposals (RFP) for Professional Auditing Services. The RFP requested services for three audit years from January 1, 2022 to December 31, 2024, with an option of contracting for an additional two years (2025-2026). The Board approved a 3-year engagement with Mostert, Manzanero & Scott, LLP. L. Farrell noted that the fee for 2026 audit services per the proposal will be the same as the previous year of $11,000 with the single audit option costing an additional $2,500 if needed.

L. Farrell stated she did not feel a single audit was necessary but stated that they always include it in the engagement letter in case we needed it.

This was recommended by Committee for approval.

K. Manne made a motion to approve the 12/31/26 Audit Services as presented; the motion was seconded by L. Mancuso. Roll call resulted as follows:

P. Zeliff -	Absent	C. Yunker -	Absent
K. Manne -	Yes	C. Kemp -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
J. Tretter -	Yes		

The item was approved as presented.

4.3 GCEDC 1+3 Budget – The 2027 Budget was approved at the last Board meeting. The budget was then 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 that are "greyed out" are those that could be estimated more accurately as more information was available or schedules were utilized.

This was recommended by the Committee for approval.

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

P. Zeliff -	Absent	C. Yunker -	Absent
K. Manne -	Yes	C. Kemp -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
J. Tretter -	Yes		

The item was approved as presented.

6.0 STAMP Committee – P. Zeliff

6.1 Deposit With RG&E – The GCEDC approved a Letter of Intent (LOI) with RG&E at the June 4th Board meeting. That LOI's scope of work is for the improvements at an RG&E owned substation as described in the SIS study completed by the NYISO for the second 300 mw request for the STAMP site. The first $500,000 milestone payment was approved by the Board on August 6th, 2026. This deposit is the second milestone payment towards that work.

Fund Commitment: $500,000.

Board Action Request: Approval of the deposit.

Due to the lack of a quorum, the Committee was unable to meet, therefore the item was not recommended by the Committee.

M. Gray made a motion to approve the second milestone deposit payment of $500,000 with RG&E as presented; the motion was seconded by K. Manne. Roll call resulted as follows:

P. Zeliff -	Absent	C. Yunker -	Absent
K. Manne -	Yes	C. Kemp -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
J. Tretter -	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, J. Tretter made a motion to adjourn at 4:51 p.m., which was seconded by K. Manne and passed unanimously.