



GCEDC Board Meeting
Thursday, March 26, 2026
Location: 99 MedTech Drive, Innovation Room
4:00 PM

GCEDC MINUTES

Attendance

Board Members: C. Yunker, P. Zelif, K. Manne, M. Gray, *P. Battaglia (Video Conference)
Staff: M. Masse, L. Farrell, K. Galdun, J. Krencik, C. Suozzi, P. Heimlich
Guests: M. Brooks (GGLDC Board Member), S. Noble-Moag (GGLDC Board Member), J. Tretter (GGLDC Board Member), D. Cunningham (GGLDC Board Member), S. Maier (Harris Beach), E. Borek (Phillips Lytle / Video Conference), A. Walters (Phillips Lytle), Genesee County Sheriff Deputy, M. Pettinella (The Daily News), B. Quinn (The Batavian), B. Lewis (Community Member), S. Howard (Community Member), A. Bacon (Community Member), E. Bemis (Community Member), T. Parker (Community Member), J. Diamico (Community Member), D. Beatty (Community Member), K. Allen (Community Member), N. Wawrzyniec (Community Member)
Absent: L. Mancuso, C. Kemp

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

1.0 Call to Order

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

All guests in attendance at this time, excluding Board members, GCEDC staff, and GCEDC legal counsel, left the meeting at 4:01 p.m. during executive session.

1.1 Enter Executive Session

C. Yunker made a motion to enter executive session under the Public Officers' Law Article 7, Open Meetings Law Section 105, at 4:01 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 M. Gray and approved by all members present.

E. Borek left the meeting at 4:05 p.m.

1.2 Enter Public Session

M. Gray made a motion to enter back into public session at 4:21 p.m., seconded by C. Yunker and approved by all members present.

Guests were welcomed to enter the meeting at 4:21 p.m.

2.0 Chairman's Report & Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday May 7th at 4:00 p.m.

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

STAMP Committee Meeting: Wednesday, May 6th at 8:00 a.m.

Employment & Compensation Committee Meeting: Thursday, May 7th at 2:00 p.m.

Annual Meeting: Friday, April 24th at 11 a.m.

3.2 Agenda Additions / Deletions / Other Business –

C. Yunker made a motion to add item 3.5 Supplemental Public Hearing Resolution to the agenda; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Zeff -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Absent
L. Mancuso -	Absent	M. Gray -	Yes
P. Battaglia -	N/A (Video Conference. Not officially in attendance.)		

The item was approved as presented.

3.3 Minutes: March 5, 2026 –

K. Manne made a motion to accept the March 5, 2026 minutes as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Zeff -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Absent
L. Mancuso -	Absent	M. Gray -	Yes
P. Battaglia -	N/A (Video Conference. Not officially in attendance.)		

The item was approved as presented.

3.0 Report of Management

3.1 8250 Park Road, LLC – Final 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 \$379,200, 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.

A public hearing was held on October 22, 2025. There were no comments.

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. 03/2026 - 03

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 OCTOBER 22, 2025, WITH RESPECT TO THE 8250 PARK RD LLC (THE "COMPANY") PROJECT (THE "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, AND EQUIPPING OF THE PROJECT, (B) A PARTIAL REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A TAX AGREEMENT AND (C) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AS AUTHORIZED BY THE LAWS OF NEW YORK STATE; AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, TAX AGREEMENT, MORTGAGE AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

M. Gray made a motion to accept Final Resolution #03/2026-03, authorizing the incentives as presented; the motion was seconded by K. Manne. Roll call resulted as follows:

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Absent
L. Mancuso -	Absent	M. Gray -	Yes
P. Battaglia -	N/A (Video Conference. Not officially in attendance.)		

The item was approved as presented.

3.2 Public Authorities Annual Report - The Annual Report was included with the Board materials as a separate attachment for review. The Annual Report is being brought forward for approval to be submitted into the PARIS reporting system. There are 88 projects in our portfolio that are reporting for 2025. The

net change in employment is found by comparing the FTEs before the project with what is reported for the current year. A jobs analysis is performed in May as well.

C. Yunker made a motion to approve the submission of the Annual Report into the PARIS reporting system; the motion was seconded by K. Manne. Roll call resulted as follows:

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Absent
L. Mancuso -	Absent	M. Gray -	Yes
P. Battaglia -	N/A (Video Conference. Not officially in attendance.)		

The item was approved as presented.

3.3 Public Outreach Update –

1. Youth Engagement: C. Suozzi launched *March Workforce Madness* in his “Coach’s Corner” local media column. Since 2019, dozens of columns have been published in *The Daily News*, *The Batavian*, and *Video News Service*. These have shared the success of workforce development partnerships, encouraged parents to discuss career paths with their children, and provide information about upcoming programs.
2. STREAM US Data Centers Project: The GCEDC continues to present factual information related to the STREAM US Data Centers project in multiple forms, including an Op Ed by President & CEO M. Masse, an Executive Summary for the project’s Cost Benefit Analysis, and social media infographics.

3.4 Place Branding Development & Implementation Plan Update – Organizations, municipalities, and individuals across Genesee County, including the GCEDC staff, have assisted in the Brand Genesee process since 2024. The project (www.visitgeneseeny.com/brand-genesee) aims to elevate a unified brand for both Genesee County as a place and as a government and related services.

An important milestone in the initiative was completed earlier this month with the approval of an identity, positioning, and brand framework by the County Legislature’s Ways & Mean Committee.

Following a vendor-driven destination assessment, community input, and review of options vision statements, messages and brands, this approval sets the task of implementing the proposed brand.

In the coming months, the GCEDC is anticipated to receive the Genesee County place branding guidelines, guidance on assets and items to develop the county’s identity and positioning for the GCEDC, content strategy and tactics concepts, and options for GCEDC branding that align with the branding proposed for Genesee County.

These deliverables are funded through the vendor’s contract with the County.

3.5 Supplemental Public Hearing Resolution – The public hearing for the STREAM U.S. Data Centers project was held on March 19, 2026. The hearing was livestreamed and recorded using Vimeo; however, the internet service at the Town of Alabama Fire Department did not provide sufficient connectivity, resulting in disruptions to both the livestream and the recording.

This resolution authorizes the scheduling of an additional public hearing to ensure a complete and properly recorded record of the event is obtained.

M. Masse requested the public's assistance, noting that if any attendee obtained a full video recording of the March 19 hearing, they were encouraged to submit it to the GCEDC so it may be posted to the website promptly.

Resolution No. 03/2026 - 04

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY")
AUTHORIZING THE SCHEDULING AND CONDUCT OF AN ADDITIONAL PUBLIC
HEARING WITH RESPECT TO THE PROJECT.

C. Yunker made a motion to accept Supplemental Resolution #03/2026-04, authorizing the scheduling of an additional public hearing as presented; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Absent
L. Mancuso -	Absent	M. Gray -	Yes
P. Battaglia -	N/A (Video Conference. Not officially in attendance.)		

The item was approved as presented.

4.0 Audit & Finance Committee

4.1 12/31/25 Audit – K. Manne stated that Jason Waite of Mostert, Manzanero & Scott attended the GGLDC Audit and Finance Committee meeting to review the 2025 audit for both entities.

L. Farrell stated that no material weaknesses in internal controls were identified during the audit. It is their opinion that the audited financial statements present fairly, in all material respects, the financial position of the GCEDC as of December 31, 2025, in accordance with accounting principles generally accepted in the United States of America.

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

K. Manne made a motion to approve the 12/31/25 Audit as presented; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Absent
L. Mancuso -	Absent	M. Gray -	Yes
P. Battaglia -	N/A (Video Conference. Not officially in attendance.)		

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 Proposal from GHD for Acoustic Study Review – The GCEDC has a proposal from GHD to peer review the acoustics study provided by STREAM Data Centers US for the proposed project at STAMP.

Fund commitment: \$13,730 to be covered under the reimbursement agreement with STREAM.

Board action request: Recommend approval of the proposal from GHD.

There was not a recommendation from Committee for approval due to a lack of a quorum.

P. Zeliff made a motion to approve the proposal with GHD to review the acoustics study provided by STREAM Data Centers US in the amount of \$13,730; the motion was seconded by C. Yunker.

Roll call resulted as follows:

P. Zeliff -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Absent
L. Mancuso -	Absent	M. Gray -	Yes
P. Battaglia -	N/A (Video Conference. Not officially in attendance.)		

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 4:31 p.m., which was seconded by K. Manne and passed unanimously.