



**GCEDC Board Meeting**  
**Thursday, May 7, 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, L. Mancuso, C. Kemp  
Staff: M. Masse, L. Farrell, K. Galdun, J. Krencik, C. Suozzi, P. Heimlich  
Guests: R. Crossen (Town of Alabama Supervisor), G. Torrey (GGLDC Board Member),  
D. Cunningham (GGLDC Board Member), M. Brooks (GGLDC Board Member),  
S. Maier (Harris Beach), M. Fitzgerald (Philips Lytle – Video Conference), A.  
Bacon (Community Member), J. Durham (Community Member), R. Merritt  
(Community Member), K. Johns (Community Member), V. Bougresi (Community  
Member), A. Clark (Community Member), R. Engler (Community Member), R.  
Beatty (Community Member), B. Clark (Community Member), D. Leising  
(Community Member), N. Stein (Community Member), E. Stein (Community  
Member), V. Stoats (Community Member), S. Howard (Community Member), G.  
Traves (Community Member), D. Leising (Community Member)

Absent:

**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, STAMP Sewer Works / STAMP Water Works Board Member (R. Crossen), GCEDC staff, and GCEDC legal counsel, left the meeting at 4:01 p.m. during executive session.*

**1.1 Enter Executive Session**

P. Battaglia 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.

**1.2 Enter Public Session**

P. Battaglia 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 June 4<sup>th</sup> at 4:00 p.m.**

Audit & Finance Committee Meeting: Tuesday, June 2<sup>nd</sup> at 8:30 a.m.

STAMP Committee Meeting: Wednesday, June 3<sup>rd</sup> at 8:00 a.m.

Governance & Nominating Committee Meeting: Thursday, June 4<sup>th</sup> at 3:00 p.m.

### **3.2 Agenda Additions / Deletions / Other Business –**

**C. Yunker made a motion to add item 5.1 Physical Security Policy to the agenda; the motion was seconded by L. Mancuso. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
P. Battaglia -	Yes		

**The item was added to the agenda.**

**C. Yunker made a motion to add item 6.2 GHD Invoice Increase – Sound Study Review to the agenda; the motion was seconded by L. Mancuso. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
P. Battaglia -	Yes		

**The item was added to the agenda.**

### **3.3 Minutes: March 26, 2026 –**

**M. Gray made a motion to accept the March 26, 2026 minutes as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
P. Battaglia -	Yes		

**The item was approved as presented.**

## **3.0 Report of Management**

### 3.1 Public Outreach Update –

1. **Project Update:** The GCEDC supported the grand opening of Oxbo’s new headquarters and manufacturing facility in Apple Tree Acres. The event generated significant media coverage related to the project and Oxbo’s role in the local and international agricultural economy.
2. **Youth Engagement:** Led by workforce development leaders including the Genesee County Business Education Alliance, Genesee Valley BOCES, Genesee Community College, GLOW Workforce Development Board, and Genesee County Job Development Bureau, the annual GLOW With Your Hands: Healthcare event provided 650 students from 29 local school districts with hands-on experiences in healthcare related careers. The annual GLOW With Your Hands event will be held on Tuesday, September 29, 2026.
3. **Community Outreach:** The 2026 Genesee County Stakeholder Luncheon was held on April 24, with over 200 stakeholders from Genesee County and across New York at the Batavia Downs. Liberty Pumps, led by Board Chairman Charlie Cook, was honored as the GCEDC’s Economic Development Partner of the Year.

### 4.0 Audit & Finance Committee

*P. Heimlich left the meeting at 4:25 p.m.*

#### 4.1 1<sup>st</sup> Quarter Financial Statements –

- Grants Receivable decreased by \$500,000 due to the collection of grant funds from National Grid related to electrical infrastructure support.
- A deposit was made to NYPA related to a cost reimbursement agreement in place.
- Accounts Payable decreased from expenses that were paid in the first quarter. STAMP expenses incurred in 2025 were related to the \$56M FAST NY Grant award.
- The Profit & Loss statement shows the first \$50,000 payment received from MedTech Landing which is a contribution towards the Batavia Home Fund. Otherwise, normal monthly activity.

These were recommended by Committee for approval.

**K. Manne made a motion to approve the 1<sup>st</sup> Quarter Financial Statements as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
P. Battaglia -	Yes		

**The item was approved as presented.**

**4.2 Batavia Home Fund Application –** The homeowner is looking to make improvements to the exterior (new windows) which qualifies under Eligible Activities item #6 Grants to support owner occupied single family exterior rehabilitation (maximum award of \$10,000). They are seeking a grant of \$3,515. Their total cost of construction is \$8,789. This grant and homeowner improvement to the residence would improve the blighted look of the existing windows.

**Fund Commitment:** \$3,515 from the Batavia Home Fund contingent upon all terms and conditions of the work being completed in accordance with the policy.

**Board Action Request:** The Housing Oversight Committee of the Batavia Home Fund approved this application. Seeking approval to authorize the release of the funds in accordance with the terms and conditions of the Batavia Home Fund.

**K. Manne made a motion to approve the release of funds in the amount of \$3,515 from the Batavia Home Fund as presented; the motion was seconded by L. Mancuso. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
P. Battaglia -	Yes		

**The item was approved as presented.**

**4.3 Bellwether Advisors, LLC Consulting Contract Increase –** The GCEDC currently maintains an agreement with Bellwether Advisors, LLC to assist with information requested by New York State related to completion of the \$56 million grant and associated MWBE requirements. The original contract with Bellwether Advisory, LLC, which was approved in 2024, included a not-to-exceed amount of \$5,000. This was intended to evaluate the firm’s services, as this type of service had not been utilized previously. Based on satisfactory performance and progress, the Board approved an additional not-to-exceed amount of \$15,000 in January 2026 to continue these services.

The waiver request is now nearing completion; however, the remaining work required to finalize and submit the request, along with the potential for follow-up inquiries and revisions from New York State, may exceed the currently authorized contract amount. To ensure successful completion of the waiver process and provide for any necessary post-submission support, staff is requesting an additional not-to-exceed amount of \$5,000.

**Fund Commitment:** \$5,000 – Professional Services Budget.

**Board Action Request:** Approval of an additional not-to-exceed amount of \$5,000 for services provided by Bellwether Advisors, LLC.

**K. Manne made a motion to approve the Bellwether Advisors, LLC Consulting Contract Increase not to exceed \$5,000 as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
P. Battaglia -	Yes		

**The item was approved as presented.**

## **5.0 Governance & Nominating Committee – C. Yunker**

**5.1 Physical Security Policy** – NYPA is requesting that the GCEDC formally adopt a policy regarding the storage and accessibility of documents and records. The proposed policy was distributed at the meeting for review and reference. It does not introduce any new procedures, but rather formalizes the practices and processes that are already in place.

L. Farrell stated that this policy will be reviewed on an annual basis.

**C. Yunker made a motion to approve the Physical Security Policy as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
P. Battaglia -	Yes		

**The item was approved as presented.**

### **6.0 STAMP Committee – P. Zelif**

**6.1 SB Marketing Contract – County Mailer** – The GCEDC has utilized SB Marketing, LLC of Buffalo to produce and mail informational postcards to residents regarding STAMP.

A previous mailing to addresses in the 14013 zip code/Town of Alabama was conducted in April at a cost of \$1,754.51

With a planned second mailing to a wider group of addresses, the total expenditure with this vendor is anticipated to exceed \$5,000.

We have requested two quotes:

1. A postcard mailing to all Genesee County-based zip codes (14005 / Alexander, 14013 / Alabama, 14020 / Batavia, 14036 / Corfu, 14040 / Darien, 14054 / Bethany, 14058 / Elba, 14125 / Oakfield, 14143 / Stafford, 14416 / Bergen, 14422 / Byron, 14482 / Leroy, 14525 / Pavilion).

2. A postcard mailing to western and central Genesee County-based zip codes (14005 / Alexander, 14013 / Alabama, 14020 / Batavia, 14036 / Corfu, 14040 / Darien, 14058 / Elba, 14125 / Oakfield).

The quote received for option 1 was \$16,722.93 and \$11,555.80 for option 2.

**Fund Commitment:** Approval to expend up to \$20,000 for SB Marketing services in 2026. These expenses would be covered by STREAM US Data Centers, LLC under an existing reimbursement agreement.

This was recommended by the Committee for approval.

**P. Zelif made a motion to approve the SB Marketing Contract not to exceed \$20,000 as presented; the motion was seconded by L. Mancuso. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
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K. Manne - Yes  
L. Mancuso - Yes  
P. Battaglia - Yes

C. Kemp - Yes  
M. Gray - Yes

**The item was approved as presented.**

**6.2 GHD Invoice Increase – Sound Study Review** – M. Masse explained that GHD had been engaged by the GCEDC as an acoustic engineer to review the sound study provided by STREAM US Data Centers and their proposed project at the STAMP site.

This is a change order based upon the review they've been undertaking and the additional time required to do so.

This increase will be covered by the deposit received by STREAM US Data Centers to reimburse any expenses related to the review of their project.

This was recommended by the Committee for approval.

**P. Zelif made a motion to approve the change order for GHD in the amount of \$14,650 as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Zelif - Yes  
K. Manne - Yes  
L. Mancuso - Yes  
P. Battaglia - Yes

C. Yunker - Yes  
C. Kemp - Yes  
M. Gray - Yes

**The item was approved as presented.**

P. Battaglia reported that the Housing Committee did meet prior to the full Board meeting and stated that C. Suozzi updated them on the status of the rentals over at MedTech Landing.

## **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, M. Gray made a motion to adjourn at 4:29 p.m., which was seconded by P. Battaglia and passed unanimously.