



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

GCEDC MINUTES

Attendance

Board Members: C. Yunker, K. Manne, M. Gray, P. Battaglia, L. Mancuso, C. Kemp, P. Zelif
Staff: M. Masse, L. Farrell, K. Galdun, J. Krencik, C. Suozzi, P. Heimlich
Guests: R. Crossen (Town of Alabama Supervisor – Video Conference), G. Torrey (GGLDC Board Member), D. Cunningham (GGLDC Board Member), M. Brooks (GGLDC Board Member), S. Noble-Moag (GGLDC Board Member), S. Maier (Harris Beach), M. Fitzgerald (Philips Lytle), A. Bacon (Community Member), B. Quinn (The Batavian), M. Pettinella (The Daily News), K. Hallenbeck (Community Member), N. Stein (Community Member), R. Merritt (Community Member), C. Nelson (Community Member), R. Engler (Community Member), R. Beatty (Community Member), L. Torraus (Community Member), K. John (Community Member), P. Smith (Community Member), C. Smith (Community Member), K. Allen (Community Member), S. Howard (Community Member), C. Zinni (Community Member), S. Steele (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, excluding GGLDC Board members, legal counsel, and R. Crossen, left the meeting at 4:01 p.m.

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 returned to the meeting at 4:21 p.m.

2.0 Chairman's Report & Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday July 2nd at 4:00 p.m.

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

STAMP Committee Meeting: Wednesday, July 1st at 8:00 a.m.

2.2 Agenda Additions / Deletions / Other Business –

C. Yunker made a motion to add item 5.8 GGLDC Board Member Appointments to the agenda, the motion was seconded by K. Manne. 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 remove item 4.1 April 2026 Financial Statements from the agenda, the motion was seconded by K. Manne. 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.

2.3 Minutes: May 7, 2026

C. Yunker made a motion to accept the May 7, 2026 minutes 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.

3.0 Report of Management

3.1 Public Outreach Update – Included with the meeting materials;

1. **Youth Engagement:** In partnership with Genesee Valley BOCES and ACT WorkKeys, 46 students in the high school electro-mechanical trades program received National Career Readiness Certificates (NCRC) in May.

The certificates, and students achieving nine platinum, 16 gold, 17 silver, and four bronze NCRC scores, demonstrate the career readiness of students in our high schools.

Students were assisted by a GGLDC-supported testing center at GV BOCES' Batavia campus. The NCRC provides students with a credential that is recognized by over 100 local employers.

2. **STREAM US Data Centers Project:** The GCEDC continued to present factual information related to the STREAM US Data Centers project in multiple forms.

A postcard mailer was distributed to Genesee County residents in May that provides factual information about the direct economic benefits that would be generated by the project to the Town of Alabama, Oakfield-Alabama School District, and Genesee County.

3. **County Branding Update:** As part of the Brand Genesee initiative, the GCEDC has received an economic development integration plan to assist with coordinated marketing, website, and social media strategies. Recommended improvements to our webpages are being implemented ahead of a brand launch.

4.0 Audit & Finance Committee

Agenda Item 4.1 was removed from the agenda due to a lack of a quorum for the GCEDC Audit & Finance Committee.

5.0 Governance & Nominating Committee – C. Yunker

The Board voted on agenda items 5.1 through 5.7 collectively. The approval for these items follows agenda item 5.7.

5.1 Officer Appointments – The current slate of officers is set to expire on June 30th. Below is listed the current slate of officers:

Chair -	P. Zelif
Vice-Chair -	M. Gray
Secretary -	P. Heimlich
Treasurer -	L. Farrell
President/CEO -	M. Masse

This was recommended for approval by the committee.

5.2 Authorized to Request Information Regarding Bank Accounts – L. Farrell and P. Heimlich need to be authorized to request information regarding the bank accounts and to transfer funds between accounts for the GCEDC.

This was recommended for approval by the committee.

5.3 Authorized Signers of Agreements, Contracts, etc. – Currently the authorized signers of agreements, contracts, etc. are the Chair (per Bylaws), Vice Chair (per Bylaws), President/CEO (per Bylaws) and C. Suozzi.

This was recommended for approval by the committee.

5.4 Authorized Bank Signers – Audit & Finance Committee members and M. Masse are authorized bank signers. All GCEDC checks must be signed by two authorized signers. All checks must be signed by at least one board member.

Line of credit withdrawals must be signed by two authorized signers. All lines of credit withdrawals must be signed by at least one board member.

This was recommended for approval by the committee.

5.5 Procurement Policies & Procedures – This policy is required to be reviewed annually. There are no changes being recommended.

5.6 Investment Policy - This policy is required to be reviewed annually. There are no changes being recommended.

5.7 Disposition of Property Guidelines – This policy is required to be reviewed annually. There are no changes being recommended.

C. Yunker made a motion to approve agenda items 5.1- 5.7 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 -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
P. Battaglia -	Yes		

The item was approved as presented.

5.8 GGLDC Board Member Appointments –The Governance and Nominating Committee would like to recommend to the full Board that 1) S. Noble-Moag be appointed to the GGLDC Board of Directors and 2) C. Yunker be appointed to the GGLDC Board of Directors.

This was recommended for approval by the Committee.

M. Gray made a motion to approve the following appointments: 1) S. Noble-Moag and 2) C. Yunker be appointed to the GGLDC Board of Directors, assuming a 6-year term ending 6/30/32; 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. Zeliff M. Gray reported on the Committee agenda items because P. Zeliff was not at the STAMP Committee meeting.

6.1 SEQR Update – At the STAMP Committee meeting the acoustic consultant, GHD, gave an update on their study and process. In addition to reviewing STREAM U.S. Data Center's study they are also looking at infrasound, low tonal frequency, and will be issuing a report on their results soon. CC Environment also attended the meeting to go over their report that documents the analysis performed on the potential impacts to wildlife.

An additional item, received that day, was a final letter regarding electricity at the STAMP site. D. Elsenbeck of Philips Lytle, also former head at National Grid for Western NY, has been performing an analysis of the overall grid structure including; the megawatts, the potential overall impact on the system, rates, and how the potential project revenue can help fund future CLCPA provisions.

M. Masse stated that these reports, once complete, will be added to the website as well.

6.2 Consulting Contracts for Project Evaluation – The GCEDC has received a SEQR application from Project Double Reed. The GCEDC has engaged with consultants to assist in reviewing and providing comments on that application.

Fund Commitment:

1. CC Environment and Planning \$5,000
2. Philips Lytle \$750,000

These costs will be covered under the agreement for the payment of project evaluation expenses.

Board Action Request: Approval of the contracts for the consultants to perform the project evaluation to be reimbursed by the applicant.

This was recommended by the Committee for approval.

M. Gray made a motion to approve the contracts with CC Environment for \$5,000 and Philips Lytle for \$750,000 for project evaluation expenses as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

P. Zeliff -	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.

6.3 Cost Reimbursement – NYPA – The GCEDC has previously signed a Cost Reimbursement Agreement (CRA) with NYPA for the review of the design and engineering for the substation at the STAMP site.

Fund commitment: Additional \$1,000,000 included in the \$56 million.

Board action request: Approval to fund the CRA for an additional \$1,000,000.

This was recommended by the Committee for approval.

M. Gray made a motion to approve funding the CRA for an additional \$1,000,000 as presented; the motion was seconded by C. Yunker. 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.

6.4 RG&E Letter of Intent – In connection with the second 300 mega watt NYSO study that was done, improvements needed at the RG&E station were identified. Included in the meeting materials was a letter of intent to move forward with these improvements.

This was recommended by the Committee for approval.

M. Gray made a motion to approve a Letter of Intent with RG&E as presented; the motion was seconded by C. Yunker. 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.

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 4:29 p.m., which was seconded by P. Battaglia and passed unanimously.