GCEDC Board Meeting
Thursday, July 2, 2026
Location: 99 MedTech Drive, Innovation Room
4:00 PM

GCEDC MINUTES

Attendance

Board Members:	C. Yunker, K. Manne, P. Battaglia, L. Mancuso, C. Kemp, P. Zeliff
Staff:	M. Masse, L. Farrell, K. Galdun, J. Krencik, C. Suozzi, P. Heimlich
Guests:	S. Maier (Harris Beach – Video Conference), M. Fitzgerald (Phillips Lytle), R. Crossen (Town of Alabama Supervisor), B. Quinn (The Batavian), Sheriff Deputy (Genesee County), A. Bacon (Community Member), S. Noble-Moag (GGLDC Board Member), M. Brooks (GGLDC Board Member), E. Wells (E3Communications – Video Conference), S. Hauser (The Daily News), B. Clark (Community Member), A. Clark (Community Member), C. Smith (Community Member), P. Smith (Community Member), K. Allen (Oakfield Resident), T. Parker (Community Member), K. Hallenbeck (Community Member), A. Yocina (Community Member)
Absent:	M. Gray

1.0 Call to Order

P. Zeliff 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 C. Yunker and approved by all members present.

1.2 Enter Public Session

C. Yunker made a motion to enter back into public session at 4:13 p.m., seconded by P. Battaglia and approved by all members present.

Guests returned to the meeting at 4:13 p.m.

2.0 <u>Chairman's Report & Activities</u>

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday August 6th at 3:00 p.m. *(Change in time due to GLOW Corporate Cup)*
Audit & Finance Committee Meeting: Tuesday, August 4th at 8:30 a.m.
STAMP Committee Meeting: Wednesday, August 5th at 8:00 a.m.
Employment & Compensation Committee Meeting: Thursday, August 6th at 2:00 p.m.

2.2 Agenda Additions / Deletions / Other Business –

C. Yunker made a motion to add item 6.4 SEQR Review to the agenda as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

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

The item was added to the agenda as presented.

C. Yunker made a motion to remove item 6.3 Brush Hogging Bid Award to the agenda as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

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

The item was removed from the agenda as presented.

2.3 Minutes: June 4, 2026

L. Mancuso made a motion to accept the June 4, 2026 minutes as presented; the motion was seconded by K. Manne. Roll call resulted as follows:

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

The item was approved as presented.

<u>3.0 Report of Management</u>

3.1 Public Outreach Update – Included with the meeting materials;

1. **STREAM US Data Centers Project:** Attached with the update was a Letter to the Editor printed in The Daily News concerning “rudeness and disrespect displayed” by representatives of groups participating in public forums in the Town of Alabama.

   As part of the public review of the STREAM Data Centers proposal, the GCEDC has prioritized providing direct and factual information in our messaging. We have provided the full details and documentation of the project’s SEQR, site plan, and GCEDC applications, as well as a full record of public comments, on our website.

   As addressed in the letter, the volume and frequency of misleading and hostile statements is a recognized issue. We have taken multiple opportunities to address incorrect statements but are disappointed to hear that the actions of a few are discouraging more people from contributing to the discussion.

2. **Youth Engagement:** The GCEDC assisted with promotion of the Genesee Valley Pre-Apprenticeship Bootcamp, a successful program that has graduated more than 45 students in recent years.

   This year’s program will launch on July 6 with six-week courses in welding and mechatronics paths.

   Students complete 96 hours of free classroom training at Genesee Valley BOCES and 100 hours of paid on-the-job experiences with local employers as part of the program.

   The Rochester Technology & Manufacturing Association and Genesee Community College join the GGLDC in supporting this year’s program.

4.0 Audit & Finance Committee

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

- Mostly normal monthly activity for the month of April.
- No significant events on the Balance Sheet or the Profit & Loss Statement to note for the month.

4.2 May 2026 Financial Statements – L. Farrell reviewed the significant items of the May 2026 financial statements.

- Restricted cash decreased by $4.4M due to the submission of GURFs for utilizing FAST NY and $33M grant funds from ESD toward STAMP development.
- Unearned revenue decreased by the same amount as qualifying expenditures were made and the correlating grant revenue was recorded on the Profit & Loss Statement.
- Otherwise normal monthly activity.

These were recommended by Committee for approval.

K. Manne made a motion to approve the April and May 2026 Financial Statements 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 -	Absent
P. Battaglia -	Yes		

The item was approved as presented.

4.3 2027 Budget Timeline – The 2027 budget timeline is similar to that of prior years. The budget workshop is scheduled for August 4th,, 2026 at the Audit & Finance Committee.

The 2027 Budget is due to the County Manager on September 4th. The next Board meeting is on September 3rd. If any Board members foresee any issues with attending the next Board meeting, they were asked to notify staff as soon as possible so that arrangements can be made to have the budget approved timely.

4.4 Local Labor Contract – STREAM US Data Centers, LLC – Loewke Brill Consulting Group, Inc. has been the GCEDC's consultant with the monitoring and reporting of company's compliance with the local labor policy. The Board has determined that companies need to provide GCEDC with a deposit that will cover the costs of these services. Any amount not utilized will be returned to the company.

The following fee is based on the company's project description and timeline as provided in the application for incentives.

Project: STREAM US Data Centers, LLC.

Fund Commitment: $87,800

Board Action Request: Recommend to the full Board approval of the contract with Loewke Brill contingent upon receipt of the deposit from the project if the project is approved.

This was recommended by the Committee for approval.

K. Manne made a motion to approve the Local Labor Contract with Loewke Brill Consulting Group, Inc. in the amount of $87,800 as presented; the motion was seconded by L. Mancuso. Roll call resulted as follows:

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

The item was approved as presented.

4.5 Innovation Zone Rental Program – The Genesee County Economic Development Center (GCEDC) offers the Innovation Zone's shared coworking space and conference room to the public for rental. The space is intended to provide entrepreneurs, startups, small businesses, remote professionals, and other organizations with access to a flexible, professional workspace that encourages collaboration, innovation, and business growth.

An agreement establishes the general terms and conditions for the rental programs offered, including use of the shared workspace, member responsibilities, fees, liability, and administrative procedures. The agreement provides a consistent framework for managing memberships while protecting the interests of the GCEDC. This agreement will be modified to cover each category of rental offered.

Fund Commitment: None.

Board Action Request: Approval of the Innovation Zone Rental Program, as presented. Authorize the President/Chief Executive Officer to execute Agreements with prospective renters.

K. Manne stated that updates to the marketing materials would be made.

This was recommended by the Committee for approval.

K. Manne made a motion to approve the Innovation Zone Rental Program as presented; the motion was seconded by L. Mancuso. Roll call resulted as follows:

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

The item was approved as presented.

<u>5.0 Governance & Nominating Committee – C. Yunker</u>

5.1 Nothing at this time.

<u>6.0 STAMP Committee – P. Zeliff</u>

6.1 MOU With Town of Alabama – The GCEDC and STAMP Sewer Works Corp. has completed the Basis Of Design Report (BODR) for the construction and operation of a new force main sewer line from the STAMP site to the Village of Oakfield Waste Water Treatment Facility ("Oakfield WWTF") to provide sanitary wastewater treatment services to STAMP. In connection with the STREAM US Data Centers, LLC project the Town of Alabama Planning Board has requested that an MOU be put in place between the GCEDC and the Town of Alabama that outlines the timeline for construction of the force main as it related to the proposed projects construction timeline, if approved.

Fund Commitment: None at this time.

Board Action Request: Recommend approval of executing the MOU with the Town of Alabama.

This was recommended by the Committee for approval.

P. Zeliff made a motion to approve the MOU with the Town of Alabama as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Zeliff -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes

L. Mancuso -	Yes	M. Gray -	Absent
P. Battaglia -	Yes		

The item was approved as presented.

6.2 Consulting Contracts for Project Evaluation – The GCEDC has received a SEQR application from Project Double Reed. The GCEDC has to engage with consultants to assist in reviewing comments on that application. CPL was able to engage a subconsultant to perform an additional study on the heat island affect which a question that kept coming up during this process. The results of this analysis will be available on the website.

Fund Commitment:

1. CPL – not to exceed an additional $35,000

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

Board Action Request: Recommend 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

P. Zeliff made a motion to approve the consulting contract with CPL for $35,000 as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

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

The item was approved as presented.

6.4 SEQR Review – The SEQR review and the necessary consultant evaluations are complete for the STREAM US Data Centers, LLC Project. The GCEDC is in a position, subject to the Board's direction, to begin preparing the necessary approval resolutions and supporting documentation for the Board's consideration in accordance with the Environmental Impact Statement (EIS) process.

M. Masse further requested that a special meeting of the Board be scheduled within the next few weeks to consider the SEQR findings and any related resolutions for approval.

This was recommended by the Committee for approval.

P. Zeliff made a motion to approve authorizing staff to prepare the necessary resolutions and supporting documentation for the Board's consideration in accordance with the Environmental Impact Statement (EIS) process and that a special meeting of the Board be scheduled within the next few weeks to consider the SEQR findings and any related resolutions for approval as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

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

The item was approved as presented.

7.0 <u>Employment & Compensation – M. Gray</u>

7.1 Nothing at this time.

8.0 <u>Housing Committee – P. Battaglia</u>

8.1 Nothing at this time

9.0 <u>Other Business</u>

9.1 Nothing at this time.

10.0 <u>Adjournment</u>
As there was no further business, C. Yunker made a motion to adjourn at 4:22 p.m., which was seconded by K. Manne and passed unanimously.