Genesee County Economic Development Center

GCEDC Board Meeting
Thursday, August 6, 2026
Location: 99 MedTech Drive, Innovation Room
3:00 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, C. Suozzi
Guests:	S. Maier (Harris Beach), R. Gaenzle (Harris Beach), R. Crossen (Town of Alabama Supervisor), B. Quinn (The Batavian), M. Brooks (GGLDC Board Member), D. Cunningham (GGLDC Board Member), J. Tretter (GGLDC Board Member), F. Kittlinger (Rochester Davis Fetch CEO), S. Hauser (The Daily News), B. Clark (Community Member), A. Clark (Community Member), M. Fitzgerald (Phillips Lytle), S. Noble-Moag (GGLDC Board Member), G. Torrey (GGLDC Board Member)
Absent:	M. Gray

1.0 Call to Order

P. Zeliff called the meeting to order at 3:01 p.m. in the Innovation Zone.

All guests, excluding GGLDC Board members, legal counsel, and R. Crossen, left the meeting at 3:01 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 3:01 p.m. for the following reasons:

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

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

D. Cunningham entered the meeting at 3:05 p.m.

1.2 Enter Public Session

P. Battaglia made a motion to enter back into public session at 3:26 p.m., seconded by C. Kemp and approved by all members present.

Guests returned to the meeting at 3:26 p.m.

J. Tretter left the meeting at 3:27 p.m.

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

2.1 Upcoming Meetings:

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

2.2 Agenda Additions / Deletions / Other Business –

K. Manne made a motion to table item 3.2 Excelsior Energy Center, LLC – Authorizing Resolution from the agenda until further information is obtained; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

C. Yunker abstained from his vote on this agenda item due to an abundance of caution and the appearance of conflict despite no direct conflict.

The item was approved as presented.

2.3 Minutes: July 2, 2026

K. Manne made a motion to accept the July 2, 2026 minutes 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.

<u>3.0 Report of Management</u>

F. Kittlinger, CEO of Rochester-based Davis-Fetch Corp., attended the meeting to present the company's proposed expansion project in Le Roy. He provided an overview of the company's history and growth, explaining that Davis-Fetch originally operated out of Rochester and expanded to Le Roy as the company continued to grow. Due to the company's continued growth and increased demand, additional space is needed to accommodate its operations.

F. Kittlinger discussed a proposal to construct/acquire a building at 9 Lent Avenue in Le Roy that would allow Davis-Fetch to expand its prefabrication capabilities and increase its capacity. He noted that the company currently has approximately 35 school projects underway and recently completed a technology building for Monroe Community College.

3.1 Rochester Davis Fetch Corp. – Initial Resolution – 9 Lent Avenue, LLC (Rochester Davis Fetch Corp.) is proposing to expand its operations with the construction of a free standing 26,250 square-foot facility at 9 Lent Avenue in the Village of LeRoy.

This would be the company's third project at 9 Lent Avenue, following renovation of an existing facility in 2024 and an expansion in 2025. The company currently employs 17 full-time equivalent (FTE) positions related to those projects.

The new facility would be located next to their existing 40,500 square-foot facility for a total of 66,750 square feet. The $2.4 million proposed project includes creating two new FTE positions.
9 Lent Avenue, LLC is requesting assistance from the GCEDC with an exemption from the 8% state and local sales taxes for construction and equipment estimated at $121,600, and a 10-year Payment-in-Lieu-of-Taxes (PILOT) abating $263,340 of future property taxes generated by the new facility.

Resolution No. 08/2026 - 01

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION OF 9 LENT AVE., LLC WITH RESPECT TO A CERTAIN PROJECT, (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT, AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT.

P. Battaglia made a motion to accept Initial Resolution #8/2026-01, authorizing the acceptance of the application and scheduling of a public hearing 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 approved as presented.

3.2 Excelsior Energy Center, LLC – Authorizing Resolution – This item was tabled under section 2.2 of the agenda until further information is obtained.

C. Yunker left the meeting at 3:37 p.m.

3.3 Public Outreach Update:

1. Edwards Vacuum – The Batavia Career and Technical Education Center and peer training facilities throughout the GLOW Region are producing talented youth ready for advanced manufacturing careers.

   2023 Orleans Career & Technical Education Center graduate Anthony Cercone, a manufacturing engineer at Edwards Vacuum, shared his experiences in high school and at PC Genesee. His story is part of outreach to students as Edwards Vacuum ramps up both production and hiring.

2. Batavia DRI 2.0 – The City of Batavia Downtown Revitalization Initiative Local Planning Committee is actively seeking project proposals to be included in a Strategic Investment Plan.

   In addition to GCEDC President & CEO Mark Masse serving as an advisory co-chair to the DRI LPC, GCEDC staff are supporting the project by expanding awareness of activities related to the DRI.

3. ACT WorkKeys – A recent media release highlighted the strong performance of local high school students in the ACT WorkKeys assessments.

C. Yunker re-joined the meeting at 3:39 p.m.

4.0 Audit & Finance Committee

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

- Restricted Cash increased due to customer deposit being collected.
- The Profit & Loss Statement shows project fees of $125,000 collected in connection with the closing of the 8250 Park Road project.
- Expenditures are in line with where they are anticipated to be; otherwise mostly normal activity for the month.

This was recommended by Committee for approval.

K. Manne made a motion to approve the June 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.

4.2 New York State Economic Development Council Sponsorship – The GCEDC participates in multiple New York State Economic Development Council (NYSEDC) events and delegations, including NYSEDC conferences and NYSEDC-led delegations and programs at business development events.

The GCEDC's 2026 expenses related to these events will exceed the $10,000 previously approved in January. This is due to the GCEDC's participation in NYSEDC training events and an annual membership fee not being reflected in the previous request.

- NYSEDC Membership
- Sponsorship of NYSEDC Economic Development Conference and Annual Meeting
- Registration for NYSEDC Economic Development Conference and Annual Meeting
- Sponsorship of Semicon West
- Sponsorship of NYSEDC-led events at other business development events

Sponsorship of these events provides both the GCEDC staff with technical information and the latest best practices; and a sizable presence at events that directly lead to business development engagement and project wins.

These expenses were anticipated in the GCEDC's budget. A portion of the expenses are also eligible for reimbursement through National Grid grant.

This was recommended by Committee for approval.

K. Manne made a motion to approve the New York State Economic Development Council sponsorship, with the not-to-exceed amount amended from $10,000 to $16,000; 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 approved as presented.

4.3 Internal Borrowing – FAST NY – This item was tabled at the GCEDC Audit & Finance Committee meeting held on August 4th.

K. Manne made a motion to table this item to a future meeting; 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 tabled.

5.0 Governance & Nominating Committee – C. Yunker

5.1 Nothing at this time.

6.0 STAMP Committee – P. Zeliff

6.1 Brush Hogging Bids – At the previous STAMP Committee meeting, the Committee considered the procurement of brush hogging services required for compliance with the New York State Department of Environmental Conservation (DEC) Part 182 Permit.

Staff solicited quotes from 12 contractors for the required brush hogging services. Prior to the Board meeting, only one responsive quotation was received in the amount of $21,000.

During the Committee's discussion, members expressed concern that the quoted cost appeared excessive for the scope of work and determined that additional options should be explored before proceeding with an award. As a result, no action was taken on the procurement, and the agenda item was tabled.

Following the meeting, staff explored the possibility of obtaining the required services through a shared services arrangement with the County of Town of Alabama. Those efforts were unsuccessful, as both the County and Town indicated they are currently unable to perform the work.

In light of the Board's direction to seek additional competition, staff reissued a request for quotes using the same scope of work. The request was distributed to all contractors originally solicited, along with 12 additional contractors identified as potential service providers. The objective of reissuing the request was to increase competition and obtain the best value for the GCEDC while ensuring the required mowing is completed in accordance with the DEC Part 182 Permit between August 15th and September 30th.

Bid results were included with the meeting materials. Fava Brothers was the lowest bidder that meets all of the requirements, with a bid in the amount of $3,800. Staff recommends awarding the contract to Fava Brothers, to be paid from the Part 182 mitigation account.

This was recommended by the Committee for approval.

P. Zeliff made a motion to approve the brush hogging bid with Fava Brothers in the amount of $3,800 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 Appointment of Phillips Lytle as Special Counsel – This item was discussed in executive session with the Full Board.

This was discussed by the STAMP Committee in executive session at the Committee meeting held on September 5th; however no action was taken.

P. Zeliff made a motion to approve engaging Phillips Lytle as Special Counsel with a not to exceed amount of $10,000 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.

6.3 Change Order – Milherst Construction – In June of 2025 the GCEDC went out to bid for onsite sewer lines and pump station that would connect the sewer outfall at the Edwards site to the hold and haul tank. The GCEDC awarded the bid to Milherst Construction for $526,700. This contract was awarded as a unit price contract that had estimates in the design and bid packets for the amount and length of material needed to complete the project. During construction of the project there were a few items that the actual cost had exceeded the estimated lengths and quantities included in the bid design. That resulted in a change order increase of $80,147.87

Fund Commitment: Additional $80,147.87

Board Action Request: Approve the change order presented here to pay an additional $80,147.87 from the FAST NY funds.

This was recommended by the Committee for approval.

P. Zeliff made a motion to approve the change order with Milherst Construction, increasing the contract amount by $80,147.87 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 GHD Invoice Increase – Acoustic Study Review – The GCEDC had a proposal from GHD to peer review the acoustics study provided by STREAM Data Centers U.S. for the proposed project at STAMP that was approved in March for the $13,730 to be covered under the reimbursement agreement with STREAM. At the May 7th meeting there was an approval to increase that contract by $14,650. We have completed the study and due to multiple reviews there is one final increase of $6,000.

Fund Commitment: $6,000 to be covered under the reimbursement agreement with STREAM.

Board action request: Approval of the proposal.

This was recommended by the Committee for approval.

P. Zeliff made a motion to approve the contract increase with GHD for an additional $6,000 to be covered under the reimbursement agreement 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 approved as presented.

6.5 RG & E Deposit – The GCEDC approved a Letter of Intent (LOI) with RG&E at the June 4th Board meeting. That LOI's scope of work was 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. This deposit is the first milestone payment towards that work.

Fund Commitment: $500,000

Committee Action Request: Recommend to the full Board the approval of the deposit.

This was recommended by the Committee for approval.

P. Zeliff made a motion to approve the deposit with RG&E in the amount of $500,000 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.

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 3:46 p.m., which was seconded by P. Battaglia and passed unanimously.