



**Genesee Gateway Local Development Corp.
Meeting Agenda**

Thursday, March 5, 2026

Location: 99 MedTech Drive, Innovation Zone

PAGE#	1.0	Call to Order	4:40pm
	2.0	Chairman's Report and Activities	4:40pm
	2.1	Upcoming Meetings: Next Scheduled Board Meeting: Thursday March 26th at 4:00 p.m. Audit & Finance Committee Meeting: Thursday March 26 th at 3:00 p.m.	
	2.2	Agenda Additions/ Deletions / Other Business **Vote	
2-4	2.3	Minutes: February 5, 2026 **Vote	
	3.0	Report of Management	4:40pm
	3.1	Nothing at this time.	
	4.0	Audit & Finance Committee – M. Brooks	4:40pm
5-6	4.1	Investment Report **Vote	
7-19	4.2	Procurement Report **Vote	
20	4.3	Plug Power Host Community Agreement Termination & Forgiveness **Vote	
21-22	4.4	Additional Funding for NY Green **Vote	
23-24	4.5	Annual Maintenance Contract with Triton Mechanical **Vote	
25-26	4.6	GLOW Works, Inc Invoices for Healthcare & Manufacturing Events **Vote	
	5.0	Governance & Nominating Committee – S. Noble-Moag	4:50pm
27	5.1	Authority Self-Evaluation of Prior Year Performance **Vote	
28-29	5.2	Mission Statement & Measurement Report **Vote	
	6.0	Other Business	4:55pm
	6.1	Nothing at this time.	
	7.0	Adjournment	4:55pm



GGLDC Board Meeting
Thursday, February 5th, 2026
Location: 99 MedTech Drive, Innovation Zone
4:00 PM

GGLDC MINUTES

Attendance

Board Members: P. Zelif, J. Tretter, M. Brooks, P. Battaglia, C. Yunker, G. Torrey, K. Manne
Staff: M. Masse, K. Galdun, L. Farrell, J. Krencik, P. Heimlich, C. Suozzi
Guests: L. Mancuso (GCEDC Board Member), C. Kemp (GCEDC Board Member), M. Gray (GCEDC Board Member), R. Gaenzle (Harris Beach), H. Owens (The Batavian), A. Goldstein (Community Member)
Absent: D. Cunningham, S. Noble-Moag

1.0 Call to Order

J. Tretter called the meeting to order at 4:38 p.m. in the Innovation Zone.

2.0 Chairman's Report and Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday, March 5th at 4:00 p.m.
Audit & Finance Committee Meeting: Tuesday, March 3rd at 8:30 a.m.

2.2 Agenda Additions/ Deletions/ Other Business – Nothing at this time.

2.3 Minutes: January 15, 2026

M. Brooks made a motion to approve the January 15, 2026 minutes as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Absent	P. Battaglia -	Yes
C. Yunker -	Yes	S. Noble-Moag -	Absent
G. Torrey -	Yes	P. Zelif -	Yes
K. Manne -	Yes		

The item was approved as presented.

3.0 Report of Management

3.1 Nothing at this time

4.0 Audit & Finance Committee – M. Brooks

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4.1 December 2025 Unaudited Financial Statements – L. Farrell reviewed the significant items of the December 2025 unaudited financial statements.

- Accounts Receivable increased related to Plug Power's host benefit agreement that has not been received.
- Site Development expense of \$190,000 paid to the Town of Pembroke related to the sewer supply agreement.
- Normal monthly activity otherwise, for December.
- Anticipated adjustments to the financial statements include additional accounts payable and GASB 87 adjustments related to leases.

The December 2025 Unaudited Financial Statements were recommended for approval by the Committee.

M. Brooks made a motion to approve the December 2025 Unaudited Financial Statements as presented; the motion was seconded by K. Manne. Roll call resulted as follows:

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Absent	P. Battaglia -	Yes
C. Yunker -	Yes	S. Noble-Moag -	Absent
G. Torrey -	Yes	P. Zelif -	Yes
K. Manne -	Yes		

The item was approved as presented.

Items 4.2 and 4.3 were discussed and voted on together.

4.2 D & O Insurance – The same discussion that took place during the GCEDC Audit and Finance meeting also applies to the GGLDC. The details of the discussion have been included for ease of reference.

Notice was received that the Fireman's Fund would be non-renewing the D&O and Employment Practices coverage due to claim history.

Lawley Insurance provided a proposal from Landmark American Insurance Company. The proposal reflects the price of \$41,646.25 which would be split 50/50 between GCEDC and GGLDC. This is an overall price increase of \$12,468.68 (\$6,234.34/entity) compared to the current policy. The current policy expires on 2/23/2026.

Lawley did send our information to market, but no other quotes were offered. The marketing results are included in the proposal.

The cost of this policy (2/23/2026 – 2/23/2027) would be split between GCEDC and GGLDC (\$20,823.13/entity). The annual D&O insurance expense per entity would be \$19,784.06. Each entity included \$15,400 in their 2026 budget.

Some highlights provided by Lawley:

- o Limits remain per expiring: D&O at \$5M, Employment Practices at \$1M, \$6M Policy Aggregate
- o D&O retention has increased from \$25K to \$75K

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- o Employment Practices 1st Party Retention remains at \$25K
- o Employment Practices Thirdy Party Retention increases from \$25K to \$100K
- o Additional Named Insured Schedule was matched per expiring

4.3 Cyber Insurance – The same discussion that took place during the GCEDC Audit and Finance meeting also applies to the GGLDC. The details of the discussion have been included for ease of reference.

Travelers is willing to renew the Cyber insurance coverage.

The proposal reflects the same price as the expiring premium of \$7,817. The current policy expires on 2/23/2026.

The cost of this policy (2/23/2026 – 2/23/2027) would be split between the GCEDC and GGLDC (\$3,908.50/entity). Each entity included \$4,500 in their 2026 budget for this expense.

Items 4.2 and 4.3 were recommended for approval by the Committee.

Lawley Insurance presented to the Committee earlier that day to explain the overall price increase of the policy as well as the change in provider.

M. Brooks made a motion to approve the D&O Insurance and Cyber Insurance as presented; the motion was seconded by K. Manne. Roll call resulted as follows:

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Absent	P. Battaglia -	Yes
C. Yunker -	Yes	S. Noble-Moag -	Absent
G. Torrey -	Yes	P. Zeliff -	Yes
K. Manne -	Yes		

5.0 Governance & Nominating Committee – S. Noble-Moag

5.1 Nothing at this time.

6.0 Other Business

6.1 Nothing at this time.

7.0 Adjournment

As there was no further business, M. Brooks made a motion to adjourn at 4:40 p.m., which was seconded by P. Battaglia and passed unanimously.

Genesee Gateway Local Development Corporation (GGLDC)

Annual Investment Report

For the year ended December 31, 2025

Purpose of the Report:

Under Section 2925(6) of the Public Authorities Law, the GGLDC and its affiliates are required to prepare and approve an Annual Investment Report. The schedule below was approved by the Board on **XXXXXX**.

Bank	Type	Account Description	12/31/25 G/L Balance	12/31/25 Bank Balance	Interest Rate
4762 Tompkins Community Bank	Checking	GGLDC Primary Checking	\$64,644.22	\$261,135.62	1.21%
2003 Tompkins Community Bank	Money Market	GGLDC - Ag Park	\$610.92	\$610.92	0.02%
5583 Tompkins Community Bank	Savings	GGLDC Primary Savings	\$905,897.45	\$905,897.45	2.51%
6172 Tompkins Community Bank	Certificate on Deposit (CD)	GGLDC - 3 Month CD	\$2,370,044.16	\$2,370,044.16	4.150%
9697 Five Star Bank	Checking	GGLDC Debt Serv. - USDA Auto With.	\$183,785.44	\$183,785.44	2.02%
4450 Five Star Bank	Checking	GGLDC Reserve - Debt Sinking Fund	\$198,611.91	\$198,611.91	2.02%
2224 Five Star Bank	Checking	GGLDC FWT Reserve	\$1,063.74	\$1,063.74	2.03%

As of December 31, 2025, cash balances were fully collateralized. The funds currently on deposit with Tompkins Community Bank and Five Star Bank are secured by investments held with The Bank of New York Mellon and M&T Bank, respectively. The GGLDC generated \$152,893 of interest income for the period January 1, 2025 through December 31, 2025.

*No fees or commissions were paid.

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Genesee Agri-Business, LLC (GABLLC)

Annual Investment Report

For the year ended December 31, 2025

Purpose of the Report:

Under Section 2925(6) of the Public Authorities Law, the GABLLC and its affiliates are required to prepare and approve an Annual Investment Report. The schedule below was approved by the Board on **XXXXXX**.

Bank	Type	Account Description	12/31/25 G/L Balance	12/31/25 Bank Balance	Interest Rate
6994 Tompkins Community Bank	Checking	GABLLC - Checking	\$0.00	\$0.00	0.00%
6994 - ICS Tompkins Community Bank	Checking	GABLLC - Checking ICS	\$4,050.72	\$4,050.72	1.89%
1996 Tompkins Community Bank	Savings	GABLLC - Savings	\$0.00	\$0.00	0.02%
1996 - ICS Tompkins Community Bank	Savings	GABLLC - Savings ICS	\$2,981,942.27	\$2,981,942.27	1.89%

The GABLLC does not qualify for FDIC insurance. As of December 31, 2025, savings and checking account cash balances were secured by IntraFi Network Deposits (Deposit Placement Agreement). The GABLLC generated \$63,547 of interest income for the period January 1, 2025 through December 31, 2025.

*No fees or commissions were paid.

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Procurement Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Information:

Question	Response	URL (If Applicable)
1. Does the Authority have procurement guidelines?	Yes	https://www.gcedc.com/ggldcreports
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3. Does the Authority allow for exceptions to the procurement guidelines?	No	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	No	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	Yes	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	Yes	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	Yes	

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Procurement Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2025

Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Transactions Listing:

1. Vendor Name	CCS of Western New York	Address Line1	116 Main Street
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	DEPEW
Award Date		State	NY
End Date		Postal Code	14043
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$1,291.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Cleaning Supplies - 2025

2. Vendor Name	CCS of Western New York	Address Line1	116 Main Street
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	DEPEW
Award Date	12/5/2024	State	NY
End Date	12/31/2025	Postal Code	14043
Fair Market Value	\$16,890.96	Plus 4	
Amount	\$16,890.96	Province/Region	
Amount Expended For Fiscal Year	\$14,075.80	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Cleaning Services - 1/1/25 - 12/31/25

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Procurement Report for Genesee Gateway Local Development Corporation

Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

Fiscal Year Ending: 12/31/2025

3. Vendor Name	GLOW Works, Inc.	Address Line1	587 East Main Street
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	BATAVIA
Award Date		State	NY
End Date		Postal Code	14020
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$5,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Sponsorship for GLOW With Your Hands Manufacturing and Healthcare

4. Vendor Name	Genesee Community College	Address Line1	One College Road
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BATAVIA
Award Date	5/1/2025	State	NY
End Date	10/31/2025	Postal Code	14020
Fair Market Value	\$10,000.00	Plus 4	
Amount	\$10,000.00	Province/Region	
Amount Expended For Fiscal Year	\$5,250.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Mowing at MedTech Centre - 2025

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Procurement Report for Genesee Gateway Local Development Corporation

Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

Fiscal Year Ending: 12/31/2025

5. Vendor Name	Genesee County Economic Development Center	Address Line1	99 MedTech Drive
Type of Procurement	Other	Address Line2	Suite 106
Award Process	Non Contract Procurement/Purchase Order	City	BATAVIA
Award Date		State	NY
End Date		Postal Code	14020
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$1,850.68	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Reimbursement to GCEDC for Miscellaneous VISA Expenses

6. Vendor Name	Genesee County Economic Development Center	Address Line1	99 MedTech Drive
Type of Procurement	Other	Address Line2	Suite 106
Award Process	Authority Contract - Non-Competitive Bid	City	BATAVIA
Award Date	10/31/2024	State	NY
End Date	12/31/2025	Postal Code	14020
Fair Market Value	\$300,000.00	Plus 4	
Amount	\$300,000.00	Province/Region	
Amount Expended For Fiscal Year	\$300,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Economic Development Program Support Grant

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Procurement Report for Genesee Gateway Local Development Corporation
 Fiscal Year Ending: 12/31/2025

Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

7. Vendor Name	Genesee County Economic Development Center	Address Line1	99 MedTech Drive
Type of Procurement	Other Professional Services	Address Line2	Suite 106
Award Process	Authority Contract - Non-Competitive Bid	City	BATAVIA
Award Date	10/31/2024	State	NY
End Date	12/31/2025	Postal Code	14020
Fair Market Value	\$87,712.93	Plus 4	
Amount	\$87,712.93	Province/Region	
Amount Expended For Fiscal Year	\$87,712.93	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	MedTech Centre Property Management

8. Vendor Name	Genesee County Economic Development Center	Address Line1	99 MedTech Drive
Type of Procurement	Other	Address Line2	Suite 106
Award Process	Authority Contract - Competitive Bid	City	BATAVIA
Award Date	12/5/2024	State	NY
End Date	1/1/2026	Postal Code	14020
Fair Market Value		Plus 4	
Amount	\$30,224.26	Province/Region	
Amount Expended For Fiscal Year	\$30,224.26	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Selective General Liability Insurance - Reimbursement to GCEDC for GGLDC Insurance Expenses

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Procurement Report for Genesee Gateway Local Development Corporation
 Fiscal Year Ending: 12/31/2025

Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

9. Vendor Name	Genesee County Economic Development Center	Address Line1	99 MedTech Drive
Type of Procurement	Other	Address Line2	Suite 106
Award Process	Authority Contract - Competitive Bid	City	BATAVIA
Award Date	2/6/2025	State	NY
End Date	2/23/2026	Postal Code	14020
Fair Market Value		Plus 4	
Amount	\$3,908.50	Province/Region	
Amount Expended For Fiscal Year	\$3,908.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Travelers Cyber Insurance - Reimbursement to GCEDC for GGLDC Insurance Expenses

10. Vendor Name	Genesee County Highway Department	Address Line1	153 Cedar Street
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	BATAVIA
Award Date		State	NY
End Date		Postal Code	14020
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$182.66	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Reimbursement for Supplies

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Procurement Report for Genesee Gateway Local Development Corporation
 Fiscal Year Ending: 12/31/2025

Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

11. Vendor Name	Genesee County Highway Department	Address Line1	153 Cedar Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BATAVIA
Award Date	12/5/2024	State	NY
End Date	12/31/2025	Postal Code	14020
Fair Market Value	\$12,600.00	Plus 4	
Amount	\$12,600.00	Province/Region	
Amount Expended For Fiscal Year	\$12,600.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Mowing at the Ag Park - 2025

12. Vendor Name	Genesee County Highway Department	Address Line1	153 Cedar Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BATAVIA
Award Date	10/3/2024	State	NY
End Date	11/14/2025	Postal Code	14020
Fair Market Value	\$9,226.25	Plus 4	
Amount	\$9,226.25	Province/Region	
Amount Expended For Fiscal Year	\$9,226.25	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Snow & Ice Removal - Contract (11/15/24 - 11/14/25)

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Procurement Report for Genesee Gateway Local Development Corporation

Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

Fiscal Year Ending: 12/31/2025

13. Vendor Name	Genesee Valley BOCES	Address Line1	80 Munson Street
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	LE ROY
Award Date		State	NY
End Date		Postal Code	14482
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$373.72	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Funding to Support the Genesee Valley BOCES STEAM Jam at GCC

14. Vendor Name	Genesee Valley BOCES	Address Line1	80 Munson Street
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	LE ROY
Award Date	9/4/2025	State	NY
End Date	12/31/2025	Postal Code	14482
Fair Market Value	\$15,000.00	Plus 4	
Amount	\$15,000.00	Province/Region	
Amount Expended For Fiscal Year	\$15,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Funding to Support the ACT Work Keys Program

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Procurement Report for Genesee Gateway Local Development Corporation

Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

Fiscal Year Ending: 12/31/2025

15. Vendor Name	Harris Beach Murtha Cullina PLLC	Address Line1	99 Garnsey Road
Type of Procurement	Legal Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	PITTSFORD
Award Date		State	NY
End Date		Postal Code	14534
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$20,606.72	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Misc Legal Services

16. Vendor Name	J&D's Seal Tech	Address Line1	138 Chandler Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	6/5/2025	State	NY
End Date		Postal Code	14207
Fair Market Value		Plus 4	
Amount	\$15,400.00	Province/Region	
Amount Expended For Fiscal Year	\$15,400.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	MTC Parking Lot Sealing

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Procurement Report for Genesee Gateway Local Development Corporation
 Fiscal Year Ending: 12/31/2025

Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

17. Vendor Name	Lawley Insurance	Address Line1	361 Delaware Avenue
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	2/6/2025	State	NY
End Date	2/23/2026	Postal Code	14207
Fair Market Value		Plus 4	
Amount	\$14,588.79	Province/Region	
Amount Expended For Fiscal Year	\$14,588.79	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	D&O Insurance (2/23/25 - 2/23/26)

18. Vendor Name	Mostert, Manzanero & Scott, LLP	Address Line1	4 Associate Drive
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ONEONTA
Award Date	10/31/2024	State	NY
End Date	12/31/2025	Postal Code	13820
Fair Market Value		Plus 4	
Amount	\$10,300.00	Province/Region	
Amount Expended For Fiscal Year	\$10,300.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Audit of GGLDC 2024 Financial Statements

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Procurement Report for Genesee Gateway Local Development Corporation

Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

Fiscal Year Ending: 12/31/2025

19. Vendor Name	National Grid	Address Line1	5100 E Main Street
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	BATAVIA
Award Date		State	NY
End Date		Postal Code	14020
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$16,312.19	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Electric Services

20. Vendor Name	Tompkins Insurance Agencies, Inc.	Address Line1	90 Main Street
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BATAVIA
Award Date	12/5/2024	State	NY
End Date	1/1/2026	Postal Code	14020
Fair Market Value		Plus 4	
Amount	\$23,100.50	Province/Region	
Amount Expended For Fiscal Year	\$23,100.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Umbrella Insurance (1/1/25 - 1/1/26)

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Procurement Report for Genesee Gateway Local Development Corporation
 Fiscal Year Ending: 12/31/2025

Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

21. Vendor Name	Town of Pembroke	Address Line1	1145 Main Road
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	CORFU
Award Date	10/31/2019	State	NY
End Date	10/31/2028	Postal Code	14036
Fair Market Value	\$190,906.28	Plus 4	
Amount	\$190,906.28	Province/Region	
Amount Expended For Fiscal Year	\$190,906.28	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Payment per Sewer Supply Agreement

22. Vendor Name	Triton Mechanical	Address Line1	35 Bermar Park
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	ROCHESTER
Award Date		State	NY
End Date		Postal Code	14624
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$10,610.73	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Service Calls/Repairs - 2025

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Procurement Report for Genesee Gateway Local Development Corporation
Fiscal Year Ending: 12/31/2025

Run Date: 02/27/2026
Status: UNSUBMITTED
Certified Date : N/A

23. Vendor Name	Triton Mechanical	Address Line1	35 Bermar Park
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ROCHESTER
Award Date	3/6/2025	State	NY
End Date	3/31/2026	Postal Code	14624
Fair Market Value	\$5,150.00	Plus 4	
Amount	\$5,150.00	Province/Region	
Amount Expended For Fiscal Year	\$2,575.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Scheduled Maintenance 4/1/25 - 3/31/26

Additional Comments

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Host Community Investment Agreement termination and forgiveness

Discussion: In September of 2021, Plug Power, Inc. entered into a Host Community Investment Agreement with the GGLDC. The revenues paid by the Company to the Corporation, which shall be utilized at the sole and absolute discretion of the Corporation, are to be provided (i) to facilitate future development and public infrastructure improvements within Genesee County related to the STAMP site; (ii) as a source of funding for prospective costs and expenses associated with and related to anticipated transportation corporation services and additional infrastructural improvements to be provided as a result of the STAMP needs in Genesee County; (iii) debt service and (iv) other economic development purposes. The agreement called for payments of \$900,228 annually beginning in January of 2023 and going out until January 2042. Plug made the 2023 and 2024 payments. The 2025 and 2026 payments are still outstanding. Plug has requested that the 2025 and 2026 payments be forgiven along with any penalties and interest and that the agreement be terminated. This would be contingent upon the proposed sale at STAMP going to closing.

Fund Commitment: None.

Committee Action Request: Recommend forgiveness of the outstanding balances and termination of the Host Community Investment Agreement with Plug Power, Inc. contingent upon their sale of STAMP assets.

Additional contribution to NY Green, Inc.

Discussion: NY Green, Inc. was formed in July of 2012 as a 501(c)(3) not-for-profit corporation whose charitable purpose of supporting conservation and stewardship of the scenic beauty, working lands, natural communities, and recreational amenities in Genesee County and throughout New York, to promote and effective balance between development activities, working lands and natural resource conservation. In May of 2013 the GGLDC contributed \$30,000 to NY Green to complete and implement the Green Genesee/Smart Genesee Plan that is now a layer on the County's GIS mapping system. This funding, in conjunction with the other two standing members (Town of Batavia, Genesee County Soil & Water) will allow for an executive director to be able to spend 8 to 10 hours per month for work that cannot billed directly to a project that is receiving grant funds.

Fund commitment: \$5,000 from Strategic Investments.

Board action request: Approval additional contribution of \$5,000 to NY Green from Strategic Investments.



New York Green Project History

Grants Secured and Projects Administered by New York Green

- Green Genesee/Smart Genesee Plan: \$175,000 develop the Green Genesee Road Map, along with tools and resources to help guide land and energy use in Genesee County
- Genesee County Climate Resiliency Plan: \$250,000 for planning for climate adaptation and resiliency for Genesee County
- Park Road Park Planning and Design: \$50,000 for planning and design plan development for new park on Park Road in Town of Batavia
- Town and Village of Alexander Smart Growth Comprehensive Plan: \$96,715 to develop a joint comprehensive plan for the Town and Village
- Town and Village of Elba Smart Growth Comprehensive Plan: \$73,985 to develop a joint comprehensive plan for the Town and Village
- Town of Batavia Town-Wide Brownfield Opportunity Area Assessment: \$155,250 to identify economic revitalization opportunity areas

Additional Grants that NYG Helped Secure for Genesee Area Municipalities

- Town of Batavia Water Meter Replacement: \$730,000 to replace 2,000 water meters with smart meters
- Town of Batavia Local Waterfront Revitalization Program: \$359,000 to develop a program to revitalize Tonawanda Creek and its waterfront in the Town of Batavia
- Town of Batavia Pearl Street Watermain Project: \$3,126,340 for replacement of aging water distribution system serving approximately 100 users
- Town of Batavia Salt Storage Facility: \$260,000 to rehabilitate and expand salt storage facility

Grant Applications Currently in Review

- Genesee County, City of Batavia, and Town of Batavia – Batavia Area Aquifer Study: \$1,000,000 to evaluate the relationship between Tonawanda and Onondaga aquifers to support informed regional land and water use planning

Additional Planning Support and Assistance to Genesee Area Municipalities

- Town of Batavia Strategic Funding Plan: \$50,000 budget

GGLDC Summary Report

Penny Heimlich

Audit & Finance Committee Meeting – March 3, 2026

Board Meeting – March 5, 2026

Triton Mechanical HVAC Agreement Renewal

Discussion: The GGLDC received a proposal from Triton Mechanical for renewal of the bi-annual HVAC maintenance agreement. The renewed contract term will run from April 1, 2026, through March 31, 2027, at a cost of \$5,305. This represents a 3 % increase over last year's cost of \$5,150. The GGLDC has budgeted \$5,500 for HVAC maintenance services in the current fiscal year, which is sufficient to cover the contract amount.

Additional service calls and repairs may be required throughout the year. In 2025, these additional services totaled \$13,186. For the current fiscal year, \$20,000 has been budgeted to cover anticipated repair and service costs.

Fund commitment: 1) Maintenance contract with Triton for the HVAC system in the amount of \$5,305 (4/1/26 – 3/31/27). As well as 2) Service calls and maintenance work that is not to exceed an additional \$20,000 for 2026.

Board Action Request: 1) Maintenance contract with Triton for the HVAC system in the amount of \$5,305 (4/1/26 – 3/31/27). As well as 2) Service calls and maintenance work that is not to exceed an additional \$20,000 for 2026.



PREVENTATIVE MAINTENANCE AND SERVICE AGREEMENT

Company
 Triton Mechanical
 35 Bernar Pk
 Rochester, NY 14624

Proposal Date: 2/10/2026
 Proposal Number: P00262.1
 Agreement Number:

Ph: 585-209-1600 Fax:

Bill To Identity	Agreement Location
Genesee Gateway Local Development Corp 99 MedTech Drive Batavia, NY 14020 Attn: Mark Masse	MedTech / Dr. Bruce Holm 99 MedTech Drive Batavia, NY 14020 Attn: Mark Masse

Triton Mechanical will provide the services described in the maintenance program indicated below.

MAINTENANCE PROGRAM: Planned Maintenance **SCHEDULES:** *Equipment Schedule *Air Filter Service

Agreement coverage will commence on 4/1/2026.

The Agreement price is \$5,305.00 per year, payable in installments of \$2,652.50 per Semi-annual beginning on the effective date of 4/1/2026 through 3/31/2027.

This Agreement is the property of Triton Mechanical and is provided for Customer's use only. Triton Mechanical guarantees the price stated in this Agreement for thirty (30) days from proposal date above. This Agreement is for an initial term of 1 year and shall renew for successive one year terms unless either party gives written notice to the other of intention not to renew thirty (30) days prior to any anniversary date. Upon execution as provided below, this Agreement, including the following pages attached hereto (collectively, the "Agreement"), shall become a binding and enforceable agreement against both parties hereto. Customer, by execution of this Agreement, acknowledges that it has reviewed and understands the attached terms and conditions and has the authority to enter into this Agreement.

Company

Customer

 Signature Sales Consultant

 Signature (Authorized Representative)

 Accepted for Company by: Signature

 Name (Print)

 Name & Title

 Title

 Date / Phone / Fax

 Date

4.5

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GGLDC

Chris Suozzi – Workforce Development

March 5, 2026

Discussion:

We have been impactful in creating new workforce development programs over the years. Programs like “GLOW with your Hands” Manufacturing and “GLOW with your Hands” Healthcare are impactful for k-12 career exploration with our local companies. As in years past we are seeking to assist in supporting both programs for 2026 events.

Action Requested:

We would like to support GLOW Works, Inc, a 501 C3 that is the overarching entity that supports GLOW with your HANDS Manufacturing for \$2500 and GLOW with your Hands Healthcare for \$2500.

Staff request a contribution from GGLDC in the amount of a combined \$5,000 to support these workforce development programs under GLOW Works, Inc.

**GGLDC
2026 Workforce Development Fund**

Sources	Approved	Updated	Status	Comments
need update	Workforce Development Fund Reserve	\$3,307 \$87,693		Carryover from 2025 Additional Allocation (estimate)

Uses				Comments
	City of Batavia Police Night Out	\$250		City of Batavia Police Night Out
	High School welding competition	\$500		Oakfield FFA program hosting a welding competition at GC Fairgrounds June 2024
	Tech Wars Event	\$500		GCC Tech War's for students 6-12th grade- Gold Sponsorship
	Tech Wars Event - STEAM Jam	\$500	\$485	in process STEAM Jam for students 3-5th grade
	Gameday with WBTA - Football	\$2,500		Sports & Careers for high school students program
	Gameday with WBTA - Basketball	\$2,500		Sports & Careers for high school students program
	BEA Premier Membership	\$2,500	\$2,500	in process BEA to assist with recruiting events and materials in k-12
	GLOW with your hands - MFG	\$2,500	\$2,500	in process Support the program
	GLOW with your hands - Healthcare	\$2,500	\$2,500	in process Support the program
*	Box Car Derby Events	\$2,500		Support current events and expansion
	Edge Factor Membership	\$2,500		Top movie cinema quality video's to share with students
	Finger Lakes Youth Apprenticeship	\$2,500	\$2,500	in process Sponsorship to support the program
	Pre-Apprenticeship Bootcamps	\$5,000		Mechatronics and Welding Bootcamps
	Marketing & Communications	\$7,500		Support student focused communications
*	STEM/Skilled Trade Support	\$50,000		Support equipment and programs to build the talent pipeline: Girls in STEM Conference ACT Work Ready Communities Equipment
	Youth Conference 7th and 8th Grade		\$1,000	paid support conference
	Town of Alabama Bicentennial		\$500	paid STAMP Careers
			\$2,200	Cooley Comic - 4th grade careers event
				Other
Total Uses	VR Glasses for GV BOCES and Tech Teachers	\$16,000		VR Glasses for CNC , Mechatronics, etc for GV Boces library system for tech teachers uses to introduce
Net		\$91,000	\$14,185	

Place holders if these programs do not get grants to cover

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Authority Self-Evaluation of Prior Year Performance

Local Public Authority Name: Genesee Gateway Local Development Corporation (GGLDC)

2025 Measurements:

1. Actively maintain and enhance shovel-ready and high-tech commercialization assets owned by GGLDC in Genesee County.
 - a. In 2025, the GGLDC continued to actively market and promote all of its shovel-ready and high-tech commercialization assets, while performing normal maintenance such as mowing, building maintenance and sign care. The GGLDC is also constantly reviewing the industry requirements of companies to ensure that our corporate business parks have the necessary infrastructure to be competitive and meet those potential companies' needs.
2. Support the GCEDC economic development and selling process helping to facilitate capital investment and job creation commitments and tax base enhancement in the community.
 - a. Supported the GCEDC economic development and selling processes, helping to facilitate capital investment and job creation commitments and tax base enhancement in the community.
3. Support the GCEDC's efforts in workforce training and development and innovation/entrepreneurship.
 - a. Supported the GCEDC's efforts in workforce training and development and innovation/entrepreneurship by utilizing the revenue received from solar projects to fund workforce training initiatives. Supported investments at Genesee Valley BOCES related to ACT WorkKeys assessments, and in GLOW Works Inc. related to GLOW With Your Hands.
4. Act as good stewards on behalf of the County and its Stakeholders, promoting collaborative efforts, accountability and communication.
 - a. The GGLDC continues to communicate with all stakeholders in the County. The GGLDC also looks for opportunities to partner with local organizations on potential workforce projects that support our current manufacturing base and projects under construction, while planning for the workforce for future projects at STAMP that do not exist yet.
5. Ensure capitalization of STAMP Water Works Corporation and STAMP Sewer Works Corporation.
 - a. The GGLDC ensured the capitalization of the STAMP Water Works Corporation with a funding contribution of \$360,000 in 2025. The GGLDC ensured the capitalization of the STAMP Sewer Works Corporation with funding contributions totaling \$476,000 in 2025.
6. Implement the strategic planning process with board and staff participation.
 - a. The GGLDC has participated in ongoing discussions regarding the agency's strategic planning initiatives.

Mission Statement and Measurement Report

Local Public Authority Name: Genesee Gateway Local Development Corporation (GGLDC)

Fiscal Year: January 1, 2026 – December 31, 2026

Enabling Legislation (enables Local Public Authority Mission Statement): LDCs are formed and empowered to conduct certain projects pursuant to Not-For-Profit Corporation Law § 1411. Distinguished from IDAs (which exist as public benefit corporations), LDCs are established as charitable corporations that are empowered to construct, acquire, rehabilitate and improve for use by others, industrial or manufacturing plants in the territory in which its operations are principally to be conducted (“Benefited Territory”) and to make loans. LDCs can provide financial assistance for the construction, acquisition, rehabilitation, improvement, and maintenance of facilities for others in its Benefited Territory. Specific LDC powers include the ability to: (i) disseminate information and furnish advice, technical assistance and liaison services to Federal, State and local authorities; (ii) to acquire by purchase, lease, gift, bequest, devise or otherwise, real or personal property; and (iii) to borrow money and to issue negotiable bonds, notes and other obligations. LDCs are empowered to sell, lease, mortgage or otherwise dispose of or encumber facilities or any real or personal property or any interest therein.

Mission Statement **PROPOSED REDLINE:** GGLDC's mission is to assist local economic development efforts by making real estate development investments to bolster shovel-ready tech and industrial park development, **and** to provide tax and other related financial assistance to commercially viable projects in Genesee County **and to support workforce training capacity** thereby enabling the continued development of a sustainable long-term economy.

2026 Measurements:

1. Actively maintain and enhance shovel-ready and high-tech commercialization assets owned by GGLDC in Genesee County.
2. Support the GCEDC economic development and selling process helping to facilitate capital investment and job creation commitments and tax base enhancement in the community.
3. Support the GCEDC’s efforts in workforce training and development and innovation/entrepreneurship.
4. Act as good stewards on behalf of the County and its stakeholders, promoting collaborative efforts, accountability and communication.
5. Ensure capitalization of the STAMP Water Works Corporation and STAMP Sewer Works Corporation.
6. Implement the strategic planning process with board and staff participation.

Authority Stakeholder(s): Genesee County Legislature

Authority Beneficiaries: The residents and taxing jurisdictions of Genesee County

Authority Customers: The Business Community of Genesee County

Authority self-evaluation of prior year performance (based upon established measurements): To Be provided by March 31, 2027 related to 2026 performance.

Governance Certification:

1. Have the Board members acknowledged that they have read and understood the mission of the public authority?

Board of Directors Response: Yes

2. Who has the power to appoint management of the public authority?

Board of Directors Response: The Board of Directors

3. If the Board appoints management, do you have a policy you follow when appointing the management of the public authority.

Board of Directors Response: The Board has not adopted a final, written policy; however, the Board follows the prudent and reasonable past practice of appointing responsible individuals.

4. Briefly describe the role of the Board and the role of management in the implementation of the mission.

Board of Directors Response: The role of the Board regarding the implementation of the public authority's mission is to provide strategic input, guidance, oversight, mission authorization, policy setting and validation of the authority's mission, measurements and results. The role of management is to collaborate with the Board in strategy development / strategy authorization and to implement established programs, processes, activities and policies to achieve the public authority's mission.

5. Has the Board acknowledged that they have read and understood the response to each of these questions?

Board of Directors Response: Yes