



**GGLDC Board Meeting
Thursday, October 1, 2026**

**Location: 99 MedTech Drive, Innovation Zone
4:00 PM**

GGLDC MINUTES

Attendance

Board Members: M. Brooks, C. Yunker, K. Manne, P. Battaglia, P. Zelif, D. Cunningham, J. Tretter, S. Noble-Moag
Staff: L. Farrell, M. Masse, K. Galdun, C. Suozzi, J. Krencik, P. Heimlich
Guests: S. Maier (Harris Beach Murtha), M. Fitzgerald (Phillips Lytle- Video Conference), R. Gaenzle (Harris Beach Murtha- Video Conference), M. Gray (GCEDC Board Member), C. Kemp (GCEDC Board Member), L. Mancuso (GCEDC Board Member)
Absent: G. Torrey

1.0 Call to Order

D. Cunningham called the meeting to order at 4:40 p.m. in the Innovation Zone.

2.0 Chairman's Report and Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday October 29th at 4:00 p.m.

Audit & Finance Committee Meeting: Tuesday, October 27th at 8:30 a.m.

2.2 Agenda Additions/ Deletions/ Other Business –

J. Tretter made a motion to add item 3.1 Recognition/Proclamation for Departing Member; the motion was seconded by M. Brooks. Roll call resulted as follows:

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

The item was approved as presented.

2.3 Minutes: September 3, 2026

J. Tretter made a motion to recommend approval of the minutes from September 3, 2026; the motion was seconded by M. Brooks. Roll call resulted as follows:

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Yes	S. Noble-Moag -	Yes

DRAFT

K. Manne -	Yes	C. Yunker -	Yes
G. Torrey -	Absent	P. Zelif -	Yes
P. Battaglia -	Yes		

The item was approved as presented.

3.0 Report of Management

3.1 Recognition/Proclamation for Departing Member – D. Cunningham presented S. Noble-Moag a Proclamation for her years of service to the Board.

4.0 Audit & Finance Committee – M. Brooks

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

- Most activity on the Profit & Loss statement is related to MedTech Centre.
- Expenditures are where they are anticipated to be against the budget.
- Mostly normal monthly activity otherwise.

This was recommended for approval by the Committee.

M. Brooks made a motion to approve the August 2026 Financial Statements as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

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

The item was approved as presented.

4.2 GGLDC Budget Timeline – The 2027 budget is due to the ABO and OSC by November 1, 2026. L. Farrell reviewed the timeline to emphasize the need for a quorum at the Board meeting on October 29, 2026. Board members were asked to notify staff as soon as possible if they have a conflict. C. Yunker and P. Zelif stated they would be unable to attend the October meeting.

4.3 Land Lease Rates – There is a 20-acre parcel located at Ag Park that has been under a ROFR with CH4 Biogas for the past several years. Given the lack of activity projected by this company, the intent would be to brush hog the land and get back to leasing it again at the land lease rates included with the meeting materials. Upon doing some additional research and input from board members it was determined the Ag Park parcels should be increased to \$150/acre. These changes are reflected in the updated chart below.

2027 Land Lease Rates**Agricultural leases****Genesee Gateway Local Development Corp.**

Lessee	Location	Term	Rate / acre	Approved Rate / Acre
Unknown	Agri-Business Park	One year	\$ 120.00	\$ 150.00

There were questions during the Committee meeting about whether the rates were properly reflective of the current market conditions. Upon doing some additional research M. Masse suggests increasing the rate to \$150/acre.

This was recommended for approval by the Committee.

M. Brooks made a motion to approve increasing the 2027 Land Lease Rates to \$150/acre as discussed; the motion was seconded by S. Noble-Moag. Roll call resulted as follows:

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

The item was approved as presented.

4.4 Brush Hogging Bids for Ag Park – Bids were solicited for brush hogging approximately 19 acres of land off W. Ag. Park Drive in the Town of Batavia. The property is under a Right of First Refusal (ROFR) with CH4 Biogas and has become overgrown with trees up to six feet in height. Once the property is cleared, we will work with one of the local farmers to till the land and potentially lease for farming use until the land is sold and/or developed.

Bid results were included in the meeting materials listing eighteen companies that were contacted with two bids received.

Board Action Request: Approval of up to \$4,180 for Fava Brothers to complete the brush hogging work on the 19-acre GVAB site as described above.

This was recommended for approval by the Committee.

M. Brooks made a motion to approve the bid from Fava Brothers in the not-to-exceed amount of \$4,180 as presented; the motion was seconded by P. Zeliff. Roll call resulted as follows:

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

The item was approved as presented.

4.5 Backflow Repair Bids – During an attempted repair of the existing backflow prevention device, it was determined that the shutoff valves #1 and #2 for the domestic device were not functioning properly and the device could not be repaired. It was recommended by Davis Ulmer (the company trying to repair the unit) that we hire a plumber to replace the valves and the backflow unit. The unit is nearing the end of its typical lifespan and the water main already has to be shut down to replace the broken valves. It is more cost-effective and reliable to replace the entire assembly now. This avoids paying for duplicate labor and future emergency repairs in the future.

Bid results were included in the meeting materials listing twenty companies that were contacted with two bids received.

Board Action Request: Approval of up to \$19,000 for McGrain Mechanical to complete the work as described above.

This was recommended for approval by the Committee.

M. Brooks made a motion to approve the bid from McGrain Mechanical in the not-to-exceed amount of \$19,000 as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was approved as presented.

4.6 Summer 2026 Mechatronics Bootcamp Invoice – For the past six years, the Genesee Gateway Local Development Corporation (GGLDC) has supported the development and implementation of the Pre-Apprenticeship Bootcamp Program in the partnership with Genesee Community College (GCC), Genesee Valley BOCES (GV BOCES), and the Rochester Technology and Manufacturing Association (RTMA).

Over that six-year period, 57 technicians have successfully graduated from the program, with 100% of graduates receiving employment offers. The program has become an important component of the region's workforce development efforts by preparing individuals with the technical skills needed by local manufacturers.

GGLDC has historically budgeted funding to help address program funding gaps when other workforce resources are insufficient.

In 2026, two Pre-Apprenticeship Bootcamps were held:

- Mechatronics
- Welding

Funding for these programs typically includes support from SUNY Apprenticeship funding, RTMA, the Workforce Development Institute (WDI), and other workforce development resources.

DRAFT

For the 2026 Mechatronics Pre-Apprenticeship Bootcamp, available outside funding does not fully cover program expenses, resulting in a funding shortfall of \$4,070.84. Funding for the Welding Bootcamp is still being finalized.

Action Requested: Staff recommend that the GGLDC Board authorize funding in the amount of \$4,070.84 to cover the remaining shortfall for the 2026 Mechatronics Pre-Apprenticeship Bootcamp.

This investment will allow GGLDC to continue supporting a proven workforce development program that has successfully connected trained technicians with employment opportunities in the region.

This was recommended for approval by the Committee.

M. Brooks made a motion to approve funding in the amount of \$4,070.84 to cover the remaining shortfall for the 2026 Mechatronics Pre-Apprenticeship Bootcamp as presented; the motion was seconded by S. Noble-Moag. Roll call resulted as follows:

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

The item was approved as presented.

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 4:53 p.m., which was seconded by P. Battaglia and passed unanimously.