



**GGLDC Board Meeting
Thursday, March 5, 2026**

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

GGLDC MINUTES

Attendance

Board Members: M. Brooks, D. Cunningham, J. Tretter, S. Noble-Moag, P. Zeliff, G. Torrey, P. Battaglia, K. Manne, *C. Yunker (Video Conference)
Staff: L. Farrell, M. Masse, K. Galdun, J. Krencik, C. Suozzi, P. Heimlich
Guests: M. Gray (GCEDC Board Member), L. Mancuso (GCEDC Board Member), M. Fitzgerald (Philips Lytle), R. Crossen (Alabama Town Supervisor – Video Conference), M. Landers (Genesee County Manager), S. Maier (Harris Beach), B. Quinn (The Batavian), A. Bacon (Batavia Resident), K. Hallenbeck (Community Member), Laura G. (Community Member)

**C. Yunker attended the meeting via Video Conference, therefore he did not count towards the quorum.*

1.0 Call to Order

D. Cunningham called the meeting to order at 4:37 p.m. in the Innovation Zone.

2.0 Chairman’s Report and Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday, March 26th at 4:00 p.m.
Audit & Finance Committee Meeting: Thursday, March 26th at 3:00 p.m.

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

2.3 Minutes: February 5, 2026

G. Torrey made a motion to recommend approval of the minutes from February 5, 2026; 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
G. Torrey -	Yes	P. Zeliff -	Yes
P. Battaglia -	Yes	K. Manne -	Yes
C. Yunker -	N/A (Video Conference)		

The item was approved as presented.

3.0 Report of Management

3.1 Nothing at this time.

4.0 Audit & Finance Committee – D. Cunningham

4.1 Investment Report – The Investment Report summarizes the GGLDC's bank balances, general ledger balances and interest income at 12/31/25. As of 12/31/25, GGLDC cash balances were fully collateralized. The GGLDC has collateral agreements in place with Five Star Bank and Tompkins Community Bank. This report is required by PARIS and will be posted on the website.

The GGLDC generated \$152,893 of interest income.

An Investment Report is also included for the GAB, LLC. As of 12/31/25, GAB, LLC savings and checking account balances were secured by IntraFi Network deposits.

This was recommended for approval by the committee.

M. Brooks made a motion to approve the Investment Report as presented; the motion was seconded by J. Tretter. Roll call resulted as follows:

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Yes	S. Noble-Moag -	Yes
G. Torrey -	Yes	P. Zelif -	Yes
P. Battaglia -	Yes	K. Manne -	Yes
C. Yunker -	N/A (Video Conference)		

The item was approved as presented.

4.2 Procurement Report – Public Authorities are required to report all procurement transactions active during the reporting period that have an actual or estimated value of \$5,000 or more. This report will be submitted to the PARIS system and posted on the website. The board has already approved most expenses or contracts that exceed \$5,000. Therefore, the Board has already seen and approved most of the information that is collectively stated in this report.

This was recommended for approval by the committee.

M. Brooks made a motion to approve the Procurement Report 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
G. Torrey -	Yes	P. Zelif -	Yes
P. Battaglia -	Yes	K. Manne -	Yes
C. Yunker -	N/A (Video Conference)		

The item was approved as presented.

4.3 Plug Power Host Community Agreement Termination & Forgiveness – 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 of their property at STAMP going to closing.

Fund Commitment: None.

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

M. Brooks stated that the Committee had tabled this item to bring it to the full Board for discussion. M. Masse explained that Plug Power was requesting, due to the potential sale to STREAM U.S. Data Centers, that the existing Host Community Agreement with the GGLDC be terminated and that any outstanding penalties, interest, or payments be forgiven. His recommendation to the Board was to authorize the President of the GGLDC the right to do so contingent upon the closing of that sale.

P. Zelif made a motion to approve the forgiveness of the outstanding balances and the termination of the Host Community Investment Agreement with Plug Power, Inc., contingent upon the sale of its STAMP assets, and to authorize the President of the GGLDC to execute such termination 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
G. Torrey -	Yes	P. Zelif -	Yes
P. Battaglia -	Yes	K. Manne -	Yes
C. Yunker -	N/A (Video Conference)		

The item was approved as presented.

4.4 Additional Funding for NY Green – 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 an 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 be billed directly to a project that is receiving grant funds.

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

Board Action Request: Approval of a contribution of \$5,000 to NY Green from Strategic Investments.

Included with the meeting materials was a print out of all the grant projects that NY Green had assisted municipalities with. M. Masse stated that they had been pulling down some of the administrative fees off

of that to help fund an executive director position, and that these additional funds would help sustain that position.

This was recommended for approval by the committee.

M. Brooks made a motion to approve the additional contribution of \$5,000 to NY Green as presented; the motion was seconded by J. Tretter. Roll call resulted as follows:

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Yes	S. Noble-Moag -	Yes
G. Torrey -	Yes	P. Zeff -	Yes
P. Battaglia -	Yes	K. Manne -	Yes
C. Yunker -	N/A (Video Conference)		

The item was approved as presented.

4.5 Annual Maintenance Contract for HVAC with Triton – The GGLDC has received a proposal from Triton Mechanical for the renewal of the bi-annual maintenance agreement for the HVAC system. The renewed contract term will be in effect 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.

Additionally, 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: Approval of 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.

This was recommended for approval by the committee.

M. Brooks made a motion to approve 1) the HVAC system maintenance contract with Triton not to exceed \$5,305, and 2) service calls not to exceed \$20,000 as presented; the motion was seconded by P. Zeff. Roll call resulted as follows:

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Yes	S. Noble-Moag -	Yes
G. Torrey -	Yes	P. Zeff -	Yes
P. Battaglia -	Yes	K. Manne -	Yes
C. Yunker -	N/A (Video Conference)		

The item was approved as presented.

4.6 GLOW Works, Inc. Invoices for Healthcare & Manufacturing Events – 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.

We would like to support GLOW Works, Inc., a 501(c)3 that is the overarching entity that supports GLOW With Your Hands Manufacturing for \$2,500 and GLOW With Your Hands Healthcare for \$2,500.

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

This was recommended for approval by the committee.

M. Brooks made a motion to approve contributing to the GLOW Works, Inc. for Workforce Development programs in the amount of \$5,000 as presented; the motion was seconded by G. Torrey. Roll call resulted as follows:

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Yes	S. Noble-Moag -	Yes
G. Torrey -	Yes	P. Zelif -	Yes
P. Battaglia -	Yes	K. Manne -	Yes
C. Yunker -	N/A (Video Conference)		

The item was approved as presented.

5.0 Governance & Nominating Committee – S. Noble-Moag

5.1 Authority Self Evaluation of Prior Year Performance – Public Authorities are required to perform a self-evaluation of prior year’s goals/measurements annually. This report shows the results against the goals and measurements that were set for 2025. This report will be posted to the website.

This was recommended for approval by the committee.

M. Brooks made a motion to approve the Authority Self Evaluation of Prior Year Performance 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
G. Torrey -	Yes	P. Zelif -	Yes
P. Battaglia -	Yes	K. Manne -	Yes
C. Yunker -	N/A (Video Conference)		

The item was approved as presented.

5.2 Mission Statement & Measurement Report – The Authority’s Board must annually review the authority’s mission statement and performance goals to ensure that its’ mission has not changed and that the authority’s performance goals continue to support its’ mission. This report will be posted to the website and submitted to PARIS.

At the Committee meeting, one suggested change to the Mission Statement was proposed: the addition of the language “and to support workforce training capacity.”

This was recommended for approval by the committee.

S. Noble-Moag expressed her appreciation to the staff for all their hard work in supporting all the performance measurements that were reviewed.

J. Tretter made a motion to approve the addition to the Mission Statement & the Measurement Report 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
G. Torrey -	Yes	P. Zeff -	Yes
P. Battaglia -	Yes	K. Manne -	Yes
C. Yunker -	N/A (Video Conference)		

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 4:47 p.m., which was seconded by S. Noble-Moag and passed unanimously.