



**GGLDC Board Meeting
Thursday, May 7, 2026**

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

GGLDC MINUTES

Attendance

Board Members: D. Cunningham, M. Brooks, C. Yunker, P. Zelif, K. Manne, P. Battaglia, G. Torrey
Staff: L. Farrell, M. Masse, K. Galdun, J. Krencik, C. Suozzi, P. Heimlich
Guests: M. Gray (GCEDC Board Member), L. Mancuso (GCEDC Board Member), C. Kemp (GCEDC Board Member), S. Maier (Harris Beach), M. Fitzgerald (Philips Lytle – Video Conference), A. Bacon (Community Member), J. Durham (Community Member), R. Merritt (Community Member), K. Johns (Community Member), V. Bougresi (Community Member), A. Clark (Community Member), R. Engler (Community Member), R. Beatty (Community Member), B. Clark (Community Member), D. Leising (Community Member), N. Stein (Community Member), E. Stein (Community Member), V. Stoats (Community Member), S. Howard (Community Member), G. Traves (Community Member), D. Leising (Community Member)
Absent: S. Noble-Moag, J. Tretter

1.0 Call to Order

D. Cunningham called the meeting to order at 4:30 p.m. in the Innovation Zone.

2.0 Chairman’s Report and Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday June 4th at 4:00 p.m.
Audit & Finance Committee Meeting: Tuesday, June 2nd at 8:30 a.m.
Governance & Nominating Committee Meeting: Thursday, June 4th at 3:00 p.m.

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

2.3 Minutes: March 26, 2026

M. Brooks made a motion to recommend approval of the minutes from March 26, 2026; the motion was seconded by G. Torrey. Roll call resulted as follows:

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

4.1 1st Quarter Financial Statements –

- Reserved Cash increased from the transfer of funds from the GAB, LLC to the GGLDC. The GGLDC is sole owner of the GAB, LLC.
- A \$150,000 payment was received from Edwards Vacuum per the Host Community Investment Agreement that is in place. This is also reported as Grant Revenue on the Profit & Loss statement.
- Otherwise normal monthly activity.

M. Brooks made a motion to approve the 1st Quarter Financial Statements as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was approved as presented.

4.2 Great Lakes Building Security Contract – The GGLDC maintains a contract with Great Lakes Building Systems for annual fire alarm system services, including fire alarm detection system maintenance (\$2,180), smoke detector cleaning (\$185), 24-hour central station monitoring (\$525), and software support (\$625), for a total annual cost of \$3,515. This compares to \$3,390 in 2025. The contract term is May1, 2026 through April 30, 2027.

The 2026 budget includes \$4,000 for these services, which is sufficient to cover the contract. As the base contract cost is under \$5,000, it would not typically require Board approval.

During GCC's state fire inspection, it was determined that a CO detector was required in a storage closet housing the gas hot water heater. This issue was addressed immediately at a cost of \$2,550 to ensure compliance.

Subsequently, it was identified that UMMC also has a gas hot water heater and requires installation of a CO detector. The quoted cost for this work is \$3,515. These detectors must be integrated into the existing central fire alarm system and report to the main fire panel; therefore, a standalone residential unit is not an acceptable or compliant option.

The 2026 budget also includes \$1,000 for additional service calls. In addition, \$20,000 remains available in the general maintenance budget that has not yet been allocated and may be used to cover these expenses.

To cover these unanticipated costs, along with any additional maintenance service calls that may arise during the year, it is proposed that the Board approve a not-to-exceed amount of \$13,000 for the fire alarm system maintenance, repairs, and upgrades in 2026.

Board Action Request: Approval of a not-to-exceed amount of \$13,000 for 2026 maintenance contract services, repairs, and system upgrades with Great Lakes Building Systems.

This item was recommended for approval by the Committee.

M. Brooks made a motion to approve a not to exceed amount of \$13,000 for 2026 maintenance contract services, repairs, and system upgrades with Great Lakes Building Securities as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

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

The item was approved as presented.

4.3 GCC Mowing MOU – The GGLDC had an MOU with Genesee Community College for mowing at the MedTech Centre in place last year. The GGLDC would like to enter into the same MOU for the upcoming year. The cost would not exceed \$350 per mow.

Fund Commitment: Not to exceed \$10,000 to be paid out of the MedTech Centre fund.

Board Action Request: Approval of a MOU with GCC for mowing.

This item was recommended for approval by the Committee.

M. Brooks made a motion to approve a MOU with GCC for mowing services related to the MOU not to exceed \$10,000 as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was approved as presented.

4.4 ROFR CH4 Biogas for Ag Park – CH4 Biogas would like to have another ROFR for a 20 acre parcel located at the Ag Park for another 12 month period at a cost of \$40,000, non-refundable. Last year's ROFR was included in the meeting materials for reference.

Fund Commitment: None.

Committee Action Request: Consideration of the ROFR

This item was recommended for approval by the Committee.

M. Brooks made a motion to approve the ROFR with CH4Biogas as presented; the motion was seconded by G. Torrey. Roll call resulted as follows:

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

The item was approved as presented.

4.5 Owner's Rep. Proposal – The current dehumidifier that regulates the air in RRH/Summit pool area needs to be replaced. The GGLDC will be going out for bids on the replacement of the unit. Ciurzynski Consulting, LLC has a proposal to assist the GGLDC in the bid preparation, review, and recommendation. At this time we would wait on the construction monitoring services until there is a contract awarded.

Fund Commitment: \$8,000 to be paid out of the MedTech Operating Funds.

Board Action Request: Approval of the Owner's rep services in the amount of \$8,000.

M. Masse stated that a dehumidifier company had come out earlier that day to look at the unit and they estimated the cost of replacement to be no more than \$100,000 which was significantly less than originally discussed.

P. Battaglia confirmed that legal would still be engaged to verify responsibility of which M. Masse agreed.

This item was recommended for approval by the Committee.

M. Brooks made a motion to approve the proposal with Ciurzynski Consulting, LLC in the amount of \$8,000 as presented subject to legal review of the lease agreement; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was approved as presented.

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, C. Yunker made a motion to adjourn at 4:37 p.m., which was seconded by M. Brooks and passed unanimously.