



GGLDC Board Meeting
Thursday, July 9, 2020
Location: Electronically
8:30 AM

GGLDC MINUTES

Attendance

Board Members: S. Noble-Moag, C. Yunker, T. Bender, T. Felton, P. Zelif, M. Wiater, G. Torrey
Staff: L. Casey, P. Kennett, C. Suozzi, J. Krencik, S. Hyde, L. Farrell, M. Masse
Guests: J. Teresi (Tompkins Insurance)
Absent: D. Cunningham, P. Battaglia

1.0 Call to Order

T. Felton called the meeting to order at 8:32 a.m. via conference call / video conference.

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020 suspending the Open Meetings Law, this Meeting is being held electronically via conference call / video conference instead of a public meeting open for the public to attend in person.

2.0 Chairman's Report and Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday, August 6th at 4:00 p.m.

Audit & Finance Committee Meeting: Tuesday, August 4th at 8:30 a.m.

2.2 Agenda Additions/ Deletions/ Other Business –

P. Zelif made a motion to add Agenda item 3.2 Potential Amendment of Existing Roof Contract; the motion was seconded by M. Wiater. Roll call resulted as follows:

T. Felton -	Yes	S. Noble-Moag -	Yes
D. Cunningham -	Absent	P. Battaglia -	Absent
T. Bender -	Yes	C. Yunker -	Yes
G. Torrey -	Yes	M. Wiater -	Yes
P. Zelif -	Yes		

The item was approved as presented.

3.0 Report of Management

3.1 MedTech Centre Building Repairs Remediation – M. Masse began by thanking the Board for coming together on short notice to discuss the damage to MedTech Centre that occurred due to the work in process for roof repairs. The roof at the MedTech Centre suffered roof damage due to the high winds in December 2019 / January 2020. The GGLDC awarded a contract to Finger Lakes Service Group, Inc, a

company that was certified to complete the replacement and would not invalidate the current remaining warranty on the roof. Repairs to the roof began the week of June 28, 2020. The work was not completed by the end of the week as originally anticipated. A tarp was placed over the roof for the holiday weekend; however, there was a heavy rainstorm on Friday, July 3 that ultimately caused significant damage to the inside of the building.

Returning to the office on Monday, July 6, M. Masse discovered fallen and damaged ceiling tiles, wet carpets and damage to exterior walls in the GCEDC space. Upon further investigation he found standing water, fallen and damaged ceiling tiles and damage to exterior walls in GCC's space. The damage to the contents of GCC's space is unknown; however, there is potential damage to their laptops and mannequins used in their classrooms. GCC will be making a separate insurance claim for their contents as they are responsible for this component. The GGLDC is responsible for the building.

J. Teresi was notified of the damage on July 6. Due to the damage caused by water, as well as the fact that there was still standing water in the classrooms, J. Teresi recommended getting a remediation company in immediately to start work in order to prevent the damage from becoming worse due to mold or being absorbed further into the dry wall. The remediation by EMS started immediately to prevent mold growth and to dry out saturated areas. EMS issued a report, which was included with the Board materials. The full extent of the damage will not be known until the remediation is complete; however, an estimate has been provided based upon an initial inspection. The estimate does not include an inspection of the alarm system, HVAC or electrical. Separate inspections were completed. The security company determined that two smokeheads need to be replaced, which is estimated to cost approximately \$1,700. Turnbull inspected the HVAC system. No repairs are necessary. An electrician is scheduled to inspect for electrical damage on July 10. J. Teresi also noted that, at this time, it appears that Selective Insurance will not subrogate because the claim is due to negligence. The roofing company left drains in the roof upside down for the weekend. Therefore, Selective Insurance is indicating that there is not a coverable claim. We are waiting to receive the final determination.

We received about \$27,000 from the insurance company to cover the original roof repair, which is currently in Restricted Funds. We also have a Reserve for Replacement fund required by the USDA that is in place for instances like this that could cover these costs.

P. Zelifff made a motion to authorize the contract for remediation that totals \$27,000; the motion was seconded by C. Yunker. Roll call resulted as follows:

T. Felton -	Yes	S. Noble-Moag -	Yes
D. Cunningham -	Absent	P. Battaglia -	Absent
T. Bender -	Yes	C. Yunker -	Yes
G. Torrey -	Yes	M. Wiater -	Yes
P. Zelifff -	Yes		

The item was approved as presented.

3.2 Potential Amendment of Existing Roof Contract - The owner of the roofing company, Daisy Davis, was also notified of the damage on Monday, July 6. She came to inspect the extent of the damage and stated that she would prefer not to submit an insurance claim if possible. The contract signed with the roofing company has a hold harmless clause in it and we are listed on their insurance policy as an additional insured. We can submit directly to Finger Lakes' insurance company if needed. M.Masse requested a claim number from Daisy Davis but has not received a response yet. P. Zelifff stated that if the roofing company does not provide a claim number by the end of the day, July 9, Harris Beach should send a letter notifying Finger Lakes that they are the cause of this damage and it is our intent to pursue

legal action in the event insurance does not cover it. Additionally, payment will be withheld until damages to the building have been resolved.

C. Yunker made a motion to authorize staff to contact legal counsel to begin correspondence to the roofing company that indicates that 1) they are to send an insurance claim number to allow us to submit for damages and 2) informing them that payment for the roof repairs will be withheld until we receive confirmation from the insurance company that they are going to pay for the damages; the motion was seconded by M. Wiater. Roll call resulted as follows:

T. Felton -	Yes	S. Noble-Moag -	Yes
D. Cunningham -	Absent	P. Battaglia -	Absent
T. Bender -	Yes	C. Yunker -	Yes
G. Torrey -	Yes	M. Wiater -	Yes
P. Zelif -	Yes		

The item was approved as presented.

4.0 Audit & Finance Committee – D. Cunningham

4.1 Nothing at this time.

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, P. Zelif made a motion to adjourn at 9:05 a.m., which was seconded by C. Yunker and passed unanimously.