



Genesee Gateway Local Development Corp.

Meeting Agenda

Tuesday, March 29, 2022

Location: Electronically

PAGE#

- 1.0 Call to Order 4:50pm**
Governor Kathy Hochul signed legislation (S.50001 / A.40001) on September 2, 2021 extending virtual access to public meetings under NYS's Open Meetings Law, which allows virtual participation in local government meetings during the COVID-19 pandemic. 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 4:50pm**
2.1 Upcoming Meetings:
Next Scheduled Board Meeting: Thursday, May 5th at 4:00 p.m.
Audit & Finance Committee Meeting: Tuesday, May 3rd at 8:30 a.m.
Governance & Nominating Committee Meeting: May 5th at 3:00 p.m.
2.2 Agenda Additions/ Deletions / Other Business ****Vote**
2.3 Minutes: March 3, 2022 ****Vote**
- 3.0 Report of Management 4:55pm**
3.1 Public Authorities Annual Report ****Vote** – L. Farrell
- 4.0 Audit & Finance Committee – D. Cunningham 5:00pm**
4.1 12/31/21 Audit ****Vote**
- 5.0 Governance & Nominating Committee – S. Noble-Moag 5:15pm**
5.1 Nothing at this time.
- 6.0 Other Business 5:15pm**
6.1 Nothing at this time.
- 7.0 Adjournment 5:15pm**

2-5

6-38

DRAFT



**GGLDC Board Meeting
Thursday, March 3, 2022
Location: Electronically
4:00 PM**

GGLDC MINUTES

Attendance

Board Members: D. Cunningham, G. Torrey, J. Tretter, T. Felton, T. Bender, P. Zelif, P. Battaglia, C. Yunker
Staff: C. Suozzi, S. Hyde, L. Farrell, M. Masse, P. Kennett, J. Krencik, L. Casey
Guests: R. Gaenzle (Harris Beach), M. Clattenburg (GCEDC Board Member), C. Kemp (GCEDC Board Member), M. Gray (GCEDC Board Member), M. Landers (County Manager)
Absent: S. Noble-Moag

1.0 Call to Order

D. Cunningham called the meeting to order at 4:41 p.m. via conference call / video conference.

Governor Kathy Hochul signed legislation (S.50001 / A.40001) on September 2, 2021 extending virtual access to public meetings under NYS's Open Meetings Law, which allows virtual participation in local government meetings during the COVID-19 pandemic. 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, March 24th at 4:00 p.m.
Audit & Finance Committee Meeting: Thursday, March 24th at 3:00 p.m.
Cancelled – Annual Meeting: March 25th

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

2.3 Minutes: February 3, 2022

G. Torrey made a motion to approve the February 3, 2022 minutes; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

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 12/31/21. As of 12/31/21, the GGLDC's cash balances of \$44,099 were not secured by FDIC insurance or a pledge of eligible securities. Cash balances were fully collateralized as of 1/25/22. The report will be submitted into PARIS and posted on the website.

This was recommended for approval by the Committee.

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

T. Felton -	Yes	S. Noble-Moag -	Absent
D. Cunningham -	Yes	P. Battaglia -	Yes
C. Yunker -	Yes	T. Bender -	Yes
G. Torrey -	Yes	P. Zeliff -	Yes
J. Tretter -	Yes		

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 into the PARIS system and posted on the website.

The Procurement Report was reviewed in detail by the Committee and are recommended for approval.

T. Bender made a motion to approve the Procurement Report as presented; the motion was seconded by G. Torrey. Roll call resulted as follows:

T. Felton -	Yes	S. Noble-Moag -	Absent
D. Cunningham -	Yes	P. Battaglia -	Yes
C. Yunker -	Yes	T. Bender -	Yes
G. Torrey -	Yes	P. Zeliff -	Yes
J. Tretter -	Yes		

The item was approved as presented.

4.3 Revised PSA for BETP Including Deed Restriction - The GGLDC had previously approved Purchase and Sale Agreements from Fancher to acquire lots 2 and 3 of tax parcel 19.-1-74. Fancher would like to terminate those existing PSAs and replace it with a PSA for the entirety of parcel 19.-1-74 for \$304,000. This resolution will also include establishing a deed restriction on the parcel known as Lot 1 to ensure that the development that occurs there is a mixed use of commercial and residential rental.

DRAFT

Fund Commitment: Legal fees to Harris Beach not to exceed \$11,000 for the transaction.

Resolution No. #03 / 2022 - 01

RESOLUTION OF THE GENESEE GATEWAY LOCAL DEVELOPMENT CORPORATION,
AUTHORIZING:

- I. THE SALE OF CERTAIN LANDS OWNED BY GENESEE GATEWAY LOCAL DEVELOPMENT CORPORATION TO J & R FANCHER PROPERTY HOLDINGS, LLC, COMPRISING APPROXIMATELY 17.02 +/- ACRES LOCATED IN THE TOWN OF PEMBROKE, GENESEE COUNTY, NEW YORK, AND KNOWN AS TAX PARCEL 19.-1-74 (THE "LAND"),
- II. THE CANCELLATION OF PREVIOUSLY EXECUTED PURCHASE AND SALE AGREEMENTS FOR PROPOSED SUBDIVIDED LOTS 2 AND 3 UPON THE LAND,
- III. THE ADOPTION OF A DEED RESTRICTION FOR THE LAND RESTRICTING DEVELOPMENT ON THE SOUTHERN PORTION OF THE LAND TO MIXED USE WHICH WOULD APPLY TO THE AREA PREVIOUSLY DESCRIBED AS LOT 1 AND,
- IV. THE EXECUTION AND DELIVERY OF A NEW PURCHASE AND SALE AGREEMENT FOR THE CONVEYANCE OF THE LAND AND THE EXECUTION AND DELIVERY OF DOCUMENTS NECESSARY AND INCIDENTAL THERETO.

This was recommended for approval by the Committee.

J. Tretter made a motion to approve Resolution No. #03/2022-01 and Revised PSA for BETP Including Deed Restriction and payment of legal fees not to exceed \$11,000 as presented; the motion was seconded by T. Felton. Roll call resulted as follows:

T. Felton -	Yes	S. Noble-Moag -	Absent
D. Cunningham -	Yes	P. Battaglia -	Yes
C. Yunker -	Yes	T. Bender -	Yes
G. Torrey -	Yes	P. Zeliff -	Yes
J. Tretter -	Yes		

The item was approved as presented.

4.4 Genesee CARES Subrecipient Agreement - Genesee County has completed, submitted and been approved to receive Federal grant assistance in the amount of \$1,000,000 from NYS Housing Trust Fund Corporation represented by the NYS Office of Community Renewal through the Community Development Block Grant (CDBG) Fund for the purpose of providing financial grants to eligible businesses to support customer and staff safety, support efforts to bring employees back to the workforce, improve and expand business operations, facilitate outdoor dining, and improve business resiliency for businesses throughout Genesee County. This agreement lays out the terms and conditions of that funding being received by the County and then disbursed and administered by the GGLDC.

Fund commitment: None.

This was recommended for approval by the Committee.

T. Bender made a motion to approve the Genesee CARES Subrecipient Agreement as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

T. Felton -	Yes	S. Noble-Moag -	Absent
-------------	-----	-----------------	--------

DRAFT

D. Cunningham -	Yes	P. Battaglia -	Yes
C. Yunker -	Yes	T. Bender -	Yes
G. Torrey -	Yes	P. Zelif -	Yes
J. Tretter -	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, G. Torrey made a motion to adjourn at 4:47 p.m., which was seconded by T. Bender and passed unanimously.



Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Governance Information (Authority-Related)

Question	Response	URL (if Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://www.gcedc.com/news/about-and-mission/gcedc-reports
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.gcedc.com/news/local-development-corp-ggldc/ggldc-reports
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	http://www.gcedc.com/news/local-development-corp-ggldc
6. Are any Authority staff also employed by another government agency?	Yes	Genesee County Industrial Development Agency
7. Has the Authority posted their mission statement to their website?	Yes	http://www.gcedc.com/news/local-development-corp-ggldc/ggldc-reports
8. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
9. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL.	No	http://www.gcedc.com/news/local-development-corp-ggldc/ggldc-reports

Governance Information (Board-Related)

Question	Response	URL (if Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):	Yes	http://www.gcedc.com/news/local-development-corp-ggldc/ggldc-board
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year	Yes	http://www.gcedc.com/news/local-development-corp-ggldc/ggldc-minutes-and-materials
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.gcedc.com/news/local-development-corp-ggldc/ggldc-reports
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.gcedc.com/news/local-development-corp-ggldc/ggldc-reports
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL? Salary and Compensation Time and Attendance Whistleblower Protection	Yes Yes Yes	N/A N/A N/A
12. Defense and Indemnification of Board Members Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes Yes	N/A N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	N/A

3.1

7



Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Board of Directors Listing

Name	Battaglia, Paul J	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/6/2014	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	06/30/2025	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Bender, Todd	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	8/9/2017	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	06/30/2023	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	



Annual Report for Genesee Gateway Local Development Corporation
 Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Name	Cunningham, Don	Nominated By	Other
Chair of the Board	Yes	Appointed By	Other
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	N/A
Term Start Date	9/1/2017	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	06/30/2023	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Felton, Thomas	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	8/4/2011	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	06/30/2025	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	



Annual Report for Genesee Gateway Local Development Corporation
 Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Name	Noble-Moag, Sarah	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	8/12/2014	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	06/30/2026	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Torrey, Gregg	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/1/2017	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	06/30/2027	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	



Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Name	Tretter, Jonathan	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	9/9/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	06/30/2027	Complied with Training Requirement of Section 2824?	No
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Yunker, Craig	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	6/4/2015	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	06/30/2026	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	



Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Name	Zeliff, Peter	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/7/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	06/30/2022	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	



Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Staff Listing

Name	Title	Group	Department/ Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual Salary paid to the Individual	Overtime paid by Authority	Performance Bonus	Extra Pay	Other Compensati on/Allowanc es/Adjustme nts	Total Compensati on paid by Authority	Individual also paid by another entity to perform the work of the local Authority	If yes, is the payment made by a State or local governme nt
Casey, Lauren	None	Operational				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Farrell, Lezlie A	None	Operational				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Galdun, Krista	None	Operational				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Hanel, Karl	None	Operational				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Hyde, Steven G	None	Operational				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Kennett, Penny	None	Operational				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Krencoik, James	None	Operational				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Lawrence, William E	None	Operational				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Masse, Mark A	None	Operational				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Suozzi, Christopher J	None	Operational				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No



Annual Report for Genesee Gateway Local Development Corporation
 Run Date: 03/24/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated With the Authority after those individuals left the Authority? No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal/Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these Benefits	Other
Battaglia, Paul J	Board of Directors												X	
Bender, Todd	Board of Directors												X	
Cunningham, Don	Board of Directors												X	
Fellon, Thomas	Board of Directors												X	
Noble-Moag, Sarah	Board of Directors												X	
Torrey, Gregg	Board of Directors												X	
Tretter, Jonathan	Board of Directors												X	
Yunker, Craig	Board of Directors												X	
Zeliff, Peter	Board of Directors												X	

Staff



Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
Status: UNSUBMITTED
Certified Date: N/A

Name	Title	Severance Package	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these Benefits	Other

Annual Report for Genesee Gateway Local Development Corporation
Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
Status: UNSUBMITTED
Certified Date: N/A

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	No
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Authority and not independently filing reports in PARIS?	No

Name of Subsidiary/Component Unit	Status
-----------------------------------	--------

Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Status	Requested Changes
-----------------------------------	--------	-------------------

Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
Genesee Agri-Business, LLC	12/14/2007	To support a New York State and local agricultural economy including the development, management and sale of parcels within Genesee Valley Agri Business Park.

Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
-----------------------------------	------------------	------------------------	------------------------------------

Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022

Status: UNSUBMITTED

Certified Date: N/A

Summary Financial Information
SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$5,080,328.00
	Investments		\$0.00
	Receivables, net		\$324,846.00
	Other assets		\$10,439.00
	Total Current Assets		\$5,415,613.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$764,495.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$3,896,097.00
		Buildings and equipment	\$7,248,719.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$2,153,059.00
		Net Capital Assets	\$8,991,757.00
			\$9,756,252.00
			\$15,171,865.00
Total Assets			
Liabilities			
Current Liabilities			
	Accounts payable		\$46,279.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$56,571.00
	Bonds and notes payable		\$225,071.00
	Other long-term obligations due within one year		\$109,944.00
	Total Current Liabilities		\$437,865.00
Noncurrent Liabilities			

3.1

17



Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Pension contribution payable	\$0.00
Other post-employment benefits	\$0.00
Bonds and notes payable	\$4,697,901.00
Long Term Leases	\$0.00
Other long-term obligations	\$0.00
Total Noncurrent Liabilities	\$4,697,901.00
Total Liabilities	\$5,135,766.00
Net Asset (Deficit)	
Net Assets	
Invested in capital assets, net of related debt	\$172,688.00
Restricted	\$475,660.00
Unrestricted	\$9,387,751.00
Total Net Assets	\$10,036,099.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

	Amount
Operating Revenues	
Charges for services	\$0.00
Rental & financing income	\$763,685.00
Other operating revenues	\$337,063.00
Total Operating Revenue	\$1,100,748.00
Operating Expenses	
Salaries and wages	\$0.00
Other employee benefits	\$0.00
Professional services contracts	\$134,932.00
Supplies and materials	\$813.00
Depreciation & amortization	\$196,410.00
Other operating expenses	\$1,394,996.00
Total Operating Expenses	\$1,727,151.00
Operating Income (Loss)	(\$626,403.00)
Nonoperating Revenues	
Investment earnings	\$4,310.00
State subsidies/grants	\$0.00
Federal subsidies/grants	\$0.00
Municipal subsidies/grants	\$0.00
Public authority subsidies	\$0.00



Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Other nonoperating revenues		\$0.00
Total Nonoperating Revenue		\$4,310.00
Nonoperating Expenses		
Interest and other financing charges		\$167,565.00
Subsidies to other public authorities		\$0.00
Grants and donations		\$0.00
Other nonoperating expenses		\$0.00
Total Nonoperating Expenses		\$167,565.00
Income (Loss) Before Contributions		(\$789,658.00)
Capital Contributions		\$0.00
Change in net assets		(\$789,658.00)
Net assets (deficit) beginning of year		\$10,825,757.00
Other net assets changes		\$0.00
Net assets (deficit) at end of year		\$10,036,099.00

3.1



Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
Status: UNSUBMITTED
Certified Date: N/A

Current Debt

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2. If yes, has the Authority issued any debt during the reporting period?	No

New Debt Issuances

20

3.1



Annual Report for Genesee Gateway Local Development Corporation
 Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Schedule of Authority Debt

Type of Debt	Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation					
State Obligation - State Guaranteed					
State Obligation - State Supported					
State Obligation - State Contingent Obligation					
State Obligation - State Moral Obligation					
Other State-Funded					
Authority Debt - General Obligation	0.00	0.00	0.00	0.00	0.00
Authority Debt - Revenue					
Authority Debt - Other	0.00	5,168,825.71	0.00	245,854.78	4,922,970.93
Conduit					
Conduit Debt					
Conduit Debt - Pilot Increment Financing					
TOTALS	0.00	5,168,825.71	0.00	245,854.78	4,922,970.93

21

Annual Report for Genesee Gateway Local Development Corporation
Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
Status: UNSUBMITTED
Certified Date: N/A

Real Property Acquisition/Disposal List

Address Line1	Gateway II Corporate Park
Address Line2	Call Parkway
City	BATAVIA
State	NY
Postal Code	14020
Plus4	
Province/Region	
Country	USA
Property Description	Vacant Lot/Undeveloped Land
Estimated Fair Market Value	\$1,059,888.00
How was the Fair Market Value Determined?	Appraisal
Transaction Type	DISPOSITION SALE
If Other, Explain	
Transaction Date	5/7/2021
Purchase Sale Price	\$337,500.00
Lease Data (If Applicable)	
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Lease Period (months)	
Organization	Mega Properties, Inc.
Last Name	
First Name	
Address Line1	4660 Commerce Drive
Address Line2	
City	BATAVIA
State	NY
Postal Code	14020
Plus4	
Province/Region	
Country	United States
Relation With Board member/senior authority management?	No

Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
Status: UNSUBMITTED
Certified Date: N/A

Real Property Acquisition/Disposal List

Address Line1	Gateway II Corporate Park
Address Line2	Call Parkway
City	BATAVIA
State	NY
Postal Code	14020
Plus4	
Province/Region	
Country	USA
Property Description	Vacant Lot/Undeveloped Land
Estimated Fair Market Value	\$426,864.00
How was the Fair Market Value Determined?	Appraisal
Transaction Type	DISPOSITION SALE
If Other, Explain	
Transaction Date	9/29/2021
Purchase Sale Price	\$400,185.00
Lease Data (If Applicable)	
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Lease Period (months)	
Organization	Gateway GS, LLC
Last Name	
First Name	
Address Line1	1890 South Winton Road
Address Line2	Suite 100
City	ROCHESTER
State	NY
Postal Code	14618
Plus4	
Province/Region	
Country	United States
Relation With Board member/senior authority management?	No

3.1

23

Annual Report for Genesee Gateway Local Development Corporation
Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
Status: UNSUBMITTED
Certified Date: N/A

Real Property Acquisition/Disposal List

Address Line1	Genesee Agri-Business Park
Address Line2	West Ag Park Drive
City	BATAVIA
State	NY
Postal Code	14020
Plus4	
Province/Region	
Country	USA
Property Description	Vacant Lot/Undeveloped Land
Estimated Fair Market Value	\$2,410,608.00
How was the Fair Market Value Determined?	Appraisal
Transaction Type	DISPOSITION SALE
If Other, Explain	
Transaction Date	12/30/2021
Purchase Sale Price	\$1,521,000.00
Lease Data (If Applicable)	
Market Rate (\$/square foot)	
Lease Rate (\$/square foot)	
Lease Period (months)	
Organization	HP Hood, LLC
Last Name	
First Name	
Address Line1	6 Kimball Lane
Address Line2	
City	LYNNFIELD
State	MA
Postal Code	01940
Plus4	
Province/Region	
Country	United States
Relation With Board member/senior authority management?	No

3.1



Annual Report for Genesee Gateway Local Development Corporation
Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
Status: UNSUBMITTED
Certified Date: N/A

Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.

25



Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
Status: UNSUBMITTED
Certified Date: N/A

Property Documents

Question	Response	URL (if Applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	http://www.gcetdc.com/news/local-development-corp-ggldc/ggldc-reports
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://www.gcetdc.com/news/local-development-corp-ggldc/ggldc-reports
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

3.1

Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Grant Information

Source of Grant Funds	Other
Name of Grant Recipient	Genesee Valley BOCES
Address Line1	80 Munson Street
Address Line2	
City	LE ROY
State	NY
Postal Code - Plus4	14482
Province/Region	
Country	United States
Amount of Grant Award Provided During Reporting Year	\$658,144.56
Date Grant Awarded	3/25/2021
Purpose of Grant	Education/Training (Business Development)
Was the Grant Expected to Result in New Jobs Being Created?	No
If yes, How Many Jobs Were Planned to be Created?	
If yes, How Many Jobs Have Been Created to Date?	

27

Annual Report for Genesee Gateway Local Development Corporation
Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
Status: UNSUBMITTED
Certified Date: N/A

Loan Information.

Source of Loan Funds	Other	Original Amount of Loan	\$150,000.00
Name of Loan Recipient	Batavia Brewing Company, LLC	Date Loan Awarded	10/11/2017
Address Line1	109-111 Main Street	Interest Rate (%)	3.4
Address Line2		Length of Loan(# of years to repay)	10
City	BATAVIA	Amount of Loan Principal Repaid to Date	\$43,689.26
State	NY	Purpose of Loan	Commercial Property
Postal Code	14020	Construction/Acquisition/Revitalization/Improvement	No
Plus4		Was the loan expected to result in new jobs being created?	
Province/Region		If Yes, how many jobs were planned to be created?	
Country	United States	If Yes, how many jobs have been created to date?	
		Have the terms of the loan been completed?	No

Source of Loan Funds	State	Original Amount of Loan	\$8,990.79
Name of Loan Recipient	Caccamise Auto Transport	Date Loan Awarded	3/25/2021
Address Line1	7455 Route 237	Interest Rate (%)	3.25
Address Line2		Length of Loan(# of years to repay)	4
City	BYRON	Amount of Loan Principal Repaid to Date	\$1,189.58
State	NY	Purpose of Loan	Equipment and Fixed Asset Acquisition
Postal Code	14422	Was the loan expected to result in new jobs being created?	No
Plus4		If Yes, how many jobs were planned to be created?	
Province/Region		If Yes, how many jobs have been created to date?	
Country	United States	Have the terms of the loan been completed?	No



Annual Report for Genesee Gateway Local Development Corporation
 Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Source of Loan Funds	State	Original Amount of Loan	\$15,000.00
Name of Loan Recipient	Caccamise Auto Transport **	Date Loan Awarded	4/21/2015
Address Line1	7455 Route 237	Interest Rate (%)	2.25
Address Line2		Length of Loan(# of years to repay)	5
City	BYRON	Amount of Loan Principal Repaid to Date	\$5,113.40
State	NY	Purpose of Loan	Equipment and Fixed Asset Acquisition
Postal Code	14422	Was the loan expected to result in new jobs being created?	No
Plus4		If Yes, how many jobs were planned to be created?	
Province/Region		If Yes, how many jobs have been created to date?	
Country	United States	Have the terms of the loan been completed?	Yes

Source of Loan Funds	State	Original Amount of Loan	\$412,005.00
Name of Loan Recipient	FirstWave Technologies - 2011	Date Loan Awarded	1/6/2011
Address Line1	99 MedTech Drive	Interest Rate (%)	5.25
Address Line2		Length of Loan(# of years to repay)	8
City	BATAVIA	Amount of Loan Principal Repaid to Date	\$412,005.00
State	NY	Purpose of Loan	Business Expansion/Startup
Postal Code	14020	Was the loan expected to result in new jobs being created?	Yes
Plus4		If Yes, how many jobs were planned to be created?	33
Province/Region		If Yes, how many jobs have been created to date?	13
Country	United States	Have the terms of the loan been completed?	Yes



Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Source of Loan Funds	State	Original Amount of Loan	\$16,200.00
Name of Loan Recipient	Frank the Brush, Inc. **	Date Loan Awarded	4/4/2017
Address Line1	3999 Ridge Road	Interest Rate (%)	4.75
Address Line2		Length of Loan(# of years to repay)	4
City	ELBA	Amount of Loan Principal Repaid to Date	\$16,200.00
State	NY	Purpose of Loan	Equipment and Fixed Asset Acquisition
Postal Code	14058	Was the loan expected to result in new jobs being created?	No
Plus4		If Yes, how many jobs were planned to be created?	
Province/Region		If Yes, how many jobs have been created to date?	
Country	United States	Have the terms of the loan been completed?	Yes

Source of Loan Funds	Other	Original Amount of Loan	\$150,000.00
Name of Loan Recipient	Fraser-Branche Property, LLC	Date Loan Awarded	5/27/2021
Address Line1	301 North Street	Interest Rate (%)	3.25
Address Line2		Length of Loan(# of years to repay)	10
City	BATAVIA	Amount of Loan Principal Repaid to Date	\$7,413.85
State	NY	Purpose of Loan	Commercial Property Construction/Acquisition/Revitalization/Improvement
Postal Code	14020	Was the loan expected to result in new jobs being created?	No
Plus4		If Yes, how many jobs were planned to be created?	
Province/Region		If Yes, how many jobs have been created to date?	
Country	United States	Have the terms of the loan been completed?	No

3.1



Annual Report for Genesee Gateway Local Development Corporation
 Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Source of Loan Funds	State	Original Amount of Loan	\$224,500.00
Name of Loan Recipient	Freightliner & Western Star of Batavia, LLC	Date Loan Awarded	7/9/2019
Address Line1	67 Ransier Drive	Interest Rate (%)	2
Address Line2		Length of Loan(# of years to repay)	5
City	WEST SENECA	Amount of Loan Principal Repaid to Date	\$109,446.61
State	NY	Purpose of Loan	Commercial Property Construction/Acquisition/Revitalization/Improvement
Postal Code	14224	Was the loan expected to result in new jobs being created?	Yes
Plus4		If Yes, how many jobs were planned to be created?	31
Province/Region		If Yes, how many jobs have been created to date?	13
Country	United States	Have the terms of the loan been completed?	No

Source of Loan Funds	State	Original Amount of Loan	\$224,500.00
Name of Loan Recipient	Freightliner & Western Star of Batavia, LLC - Deferred Loan	Date Loan Awarded	7/9/2019
Address Line1	67 Ransier Drive	Interest Rate (%)	0
Address Line2		Length of Loan(# of years to repay)	5
City	WEST SENECA	Amount of Loan Principal Repaid to Date	\$0.00
State	NY	Purpose of Loan	Commercial Property Construction/Acquisition/Revitalization/Improvement
Postal Code	14224	Was the loan expected to result in new jobs being created?	Yes
Plus4		If Yes, how many jobs were planned to be created?	31
Province/Region		If Yes, how many jobs have been created to date?	13
Country	United States	Have the terms of the loan been completed?	No

31



Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
 Status: UNSUBMITTED
 Certified Date: N/A

State	HP Hood	Original Amount of Loan	\$500,000.00
Name of Loan Recipient	4011 Ag Park Drive	Date Loan Awarded	3/7/2019
Address Line1	BATAVIA	Interest Rate (%)	0
Address Line2	NY	Length of Loan(# of years to repay)	5
City	14020	Amount of Loan Principal Repaid to Date	\$200,000.00
State	United States	Purpose of Loan	Commercial Property Construction/Acquisition/Revitalization/Improvement
Postal Code		Was the loan expected to result in new jobs being created?	Yes
Plus4		If Yes, how many jobs were planned to be created?	165
Province/Region		If Yes, how many jobs have been created to date?	138
Country		Have the terms of the loan been completed?	No

Other	KEGO, Enterprises, LLC	Original Amount of Loan	\$120,000.00
Name of Loan Recipient	9660 Perry Road	Date Loan Awarded	5/11/2020
Address Line1	LE ROY	Interest Rate (%)	3.25
Address Line2	NY	Length of Loan(# of years to repay)	10
City	14482	Amount of Loan Principal Repaid to Date	\$120,000.00
State	United States	Purpose of Loan	Business Expansion/Startup
Postal Code		Was the loan expected to result in new jobs being created?	No
Plus4		If Yes, how many jobs were planned to be created?	
Province/Region		If Yes, how many jobs have been created to date?	
Country		Have the terms of the loan been completed?	Yes

Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
Status: UNSUBMITTED
Certified Date: N/A

Source of Loan Funds	State	Original Amount of Loan	\$15,000.00
Name of Loan Recipient	Kanaley's Painting **	Date Loan Awarded	3/3/2010
Address Line1	106 Wolcott Street	Interest Rate (%)	2.25
Address Line2		Length of Loan(# of years to repay)	5
City	LE ROY	Amount of Loan Principal Repaid to Date	\$5,739.96
State	NY	Purpose of Loan	Equipment and Fixed Asset Acquisition
Postal Code	14482	Was the loan expected to result in new jobs being created?	No
Plus4		If Yes, how many jobs were planned to be created?	
Province/Region		If Yes, how many jobs have been created to date?	
Country	United States	Have the terms of the loan been completed?	No

Source of Loan Funds	Other	Original Amount of Loan	\$100,000.00
Name of Loan Recipient	Liberti Valvo Associates (2020 - \$100K)	Date Loan Awarded	7/9/2020
Address Line1	56 Harvester Avenue	Interest Rate (%)	3.25
Address Line2		Length of Loan(# of years to repay)	10
City	BATAVIA	Amount of Loan Principal Repaid to Date	\$12,271.80
State	NY	Purpose of Loan	Marketing and Business Recruitment
Postal Code	14020	Was the loan expected to result in new jobs being created?	No
Plus4		If Yes, how many jobs were planned to be created?	
Province/Region		If Yes, how many jobs have been created to date?	
Country	United States	Have the terms of the loan been completed?	No

Annual Report for Genesee Gateway Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
Status: UNSUBMITTED
Certified Date: N/A

Source of Loan Funds	State	Original Amount of Loan	\$50,000.00
Name of Loan Recipient	Liberti, Valvo & Associates, LLC	Date Loan Awarded	6/29/2017
Address Line1	56 Harvester Avenue	Interest Rate (%)	3.4
Address Line2		Length of Loan(# of years to repay)	7
City	BATAVIA	Amount of Loan Principal Repaid to Date	\$30,151.45
State	NY	Purpose of Loan	Equipment and Fixed Asset Acquisition
Postal Code	14020	Was the loan expected to result in new jobs being created?	No
Plus4		If Yes, how many jobs were planned to be created?	
Province/Region		If Yes, how many jobs have been created to date?	
Country	United States	Have the terms of the loan been completed?	No

Source of Loan Funds	State	Original Amount of Loan	\$10,000.00
Name of Loan Recipient	Northwoods Alpacas **	Date Loan Awarded	8/31/2017
Address Line1	6499 North Lake Road	Interest Rate (%)	5.25
Address Line2		Length of Loan(# of years to repay)	5
City	BERGEN	Amount of Loan Principal Repaid to Date	\$10,000.00
State	NY	Purpose of Loan	Equipment and Fixed Asset Acquisition
Postal Code	14416	Was the loan expected to result in new jobs being created?	No
Plus4		If Yes, how many jobs were planned to be created?	
Province/Region		If Yes, how many jobs have been created to date?	
Country	United States	Have the terms of the loan been completed?	Yes

Annual Report for Genesee Gateway Local Development Corporation
Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
Status: UNSUBMITTED
Certified Date: N/A

Source of Loan Funds	State	Original Amount of Loan	\$18,000.00
Name of Loan Recipient	Philly's Barbershop **	Date Loan Awarded	9/1/2016
Address Line1	625 East Main Street	Interest Rate (%)	3.5
Address Line2		Length of Loan(# of years to repay)	5
City	BATAVIA	Amount of Loan Principal Repaid to Date	\$18,000.00
State	NY	Purpose of Loan	Equipment and Fixed Asset Acquisition
Postal Code	14020	Was the loan expected to result in new jobs being created?	No
Plus4		If Yes, how many jobs were planned to be created?	
Province/Region		If Yes, how many jobs have been created to date?	
Country	United States	Have the terms of the loan been completed?	Yes

Source of Loan Funds	Other	Original Amount of Loan	\$100,000.00
Name of Loan Recipient	R&R Float Center, LLC	Date Loan Awarded	11/30/2018
Address Line1	596 East Main Street	Interest Rate (%)	4.2
Address Line2		Length of Loan(# of years to repay)	10
City	BATAVIA	Amount of Loan Principal Repaid to Date	\$10,397.87
State	NY	Purpose of Loan	Business Expansion/Startup
Postal Code	14020	Was the loan expected to result in new jobs being created?	No
Plus4		If Yes, how many jobs were planned to be created?	
Province/Region		If Yes, how many jobs have been created to date?	
Country	United States	Have the terms of the loan been completed?	No

Annual Report for Genesee Gateway Local Development Corporation
Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
Status: UNSUBMITTED
Certified Date: N/A

Source of Loan Funds	Other	Original Amount of Loan	\$320,568.10
Name of Loan Recipient	Yancey's Fancy, Inc. - 2019	Date Loan Awarded	2/8/2019
Address Line1	857 Main Rd.	Interest Rate (%)	3
Address Line2		Length of Loan(# of years to repay)	5
City	CORFU	Amount of Loan Principal Repaid to Date	\$175,741.88
State	NY	Purpose of Loan	Business Expansion/Startup
Postal Code	14036	Was the loan expected to result in new jobs being created?	No
Plus4		If Yes, how many jobs were planned to be created?	
Province/Region		If Yes, how many jobs have been created to date?	
Country	United States	Have the terms of the loan been completed?	No



Annual Report for Genesee Gateway Local Development Corporation
Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
Status: UNSUBMITTED
Certified Date: N/A

Bond Information.

This Authority has indicated that it did not have any outstanding bonds during the reporting period.



Annual Report for Genesee Gateway Local Development Corporation
Fiscal Year Ending: 12/31/2021

Run Date: 03/24/2022
Status: UNSUBMITTED
Certified Date: N/A

Additional Comments