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GCEDC Housing Committee Meeting

Tuesday, March 4, 2025

Location: 99 MedTech Drive, Innovation Zone

10:30 a.m.

MINUTES

ATTENDANCE

Committee Members: C. Yunker, M. Gray, P. Battaglia, P. Zeliff
Staff: M. Masse, J. Krencik, C. Suozzi, E. Finch, L. Farrell
Guests: S. Noble Moag (GGLDC Board Member), J. Gould (Marigold Holdings LLC)
Absent:

1. Call to Order / Enter Public Session

P. Battaglia called the meeting to order at 10:34 a.m. in the Innovation Zone.

Presentation – J. Gould – J. Gould's family has a Dairy and Organic Crop farm in Pavilion, NY. Within the past six years, the housing situation has been a problem for employees working on farms. Looking through the Genesee County housing data for Pavilion, there hasn't been a multi-use housing permit issued in over 20 years. J. Gould stated that they completed their first housing project in Perry, NY two years ago. They converted a two-story commercial building into a commercial space downstairs and two apartments upstairs.

J. Gould stated that a building came up for sale in the hamlet that was originally built as a church and then it was a dentist's office and a restaurant. J. Gould stated that they got their special use permit issued to them about two weeks ago to convert the building into apartments. There are two existing apartments, and J. Gould would like to add four new apartments primarily for employee housing, one of which is going to be a single-floor unit. J. Gould estimated that it will be about a \$400,000 project and is hoping that the Committee sees the importance of the need for housing for farmers in Pavilion.

J. Gould reached out to C. Suozzi regarding a PILOT for this project as they did one with Wyoming County for their project in Perry, NY.

S. Noble Moag stated that she knows that the population is leaving and there isn't a lot to offer to get them to stay. J. Gould stated that they have 6 full-time workers currently and two to three more workers are always needed. C. Yunker asked what capacity is added with this project and J. Gould confirmed that eight beds will be added. C. Yunker asked if this project is strictly for farm worker housing or will this be open market housing. J. Gould stated they will do open market housing for the bottom floor; it is not strictly farm worker housing. More specifically, J. Gould confirmed that the project would be market rate housing but for a TN worker (a citizen of Canada or Mexico who is eligible to work in the United States under the nonimmigrant USMCA (formerly NAFTA) professional (TN) visa, allowing them to engage in prearranged professional-level business activities for U.S. or foreign employers) the farm covers their

DRAFT

rent. P. Battaglia confirmed that the farm would pay the market rate prices for the TN workers and J. Gould confirmed.

J. Gould will evaluate the GCEDC PILOT program and research other possible local property tax programs in Pavilion.

J. Gould left the meeting at 10:53 a.m.

1a. Executive Session:

M. Gray made a motion to enter executive session at 10:53 a.m. under the Public Officers Law, Article 7, Open Meetings Law Section 105 for the following reasons, seconded by C. Yunker and approved by all members present:

1. The medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation.

1b. Enter Public Session – M. Gray made a motion to enter back into public session at 11:12 a.m., seconded by C. Yunker and approved by all members present.

2. Chairman's Report & Activities

2a. Agenda Additions / Other Business – Nothing at this time.

2b. Minutes: August 1, 2023

C. Yunker made a motion to recommend approval of the August 1, 2023 minutes; the motion was seconded by M. Gray. Roll call resulted as follows:

C. Yunker	– Yes
M. Gray	– Yes
P. Battaglia	– Yes
P. Zelif	– Yes

The item was approved as presented.

3. Discussions / Official Recommendations to the Board:

3b. Marigold – Ag Housing Project – This agenda item was discussed by the Committee in Executive Session.

4. ADJOURNMENT

As there was no further business, P. Zelif made a motion to adjourn at 11:13 a.m., seconded by C. Yunker and passed unanimously.