

**Genesee County Economic Development Center  
Meeting Agenda**

Thursday, March 6, 2025

Location: 99 MedTech Drive, Innovation Zone

**PAGE #**

- |      |  |        |
|------|--|--------|
| 1.0  | <b>Call to Order</b>   |        |
|      | 1.1 <b>Enter Executive Session</b>   | 4:00pm |
|      | Motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105 for the following reasons:   |        |
|      | 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. |        |
|      | 2. Discussions regarding proposed, pending or current litigation.  |        |
|      | 1.2 <b>Enter Public Session</b>  | 4:20pm |
| 2.0  | <b>Chairperson's Report &amp; Activities</b>   | 4:20pm |
|      | 2.1 Upcoming Meetings:   |        |
|      | <b>Next Scheduled Board Meeting: Thursday, March 27<sup>th</sup> at 4 p.m.</b>   |        |
|      | Audit & Finance Committee Meeting: Thursday, March 27 <sup>th</sup> at 3:00 p.m.   |        |
|      | STAMP Committee Meeting: Wednesday, March 26 <sup>th</sup> at 8 a.m.   |        |
|      | Annual Meeting: Friday, April 25 <sup>th</sup> at 11 a.m.  |        |
|      | 2.2 Agenda Additions / Deletions / Other Business <b>**Vote</b>  |        |
|      | 2.3 Minutes: February 6, 2025 <b>**Vote</b>  |        |
| 3.0  | <b>Report of Management –</b>  | 4:20pm |
|      | 3.1 Nothing at this time.  |        |
| 4.0  | <b>Audit &amp; Finance Committee – K. Manne</b>  | 4:20pm |
|      | 4.1 Investment Report <b>**Vote</b>  |        |
|      | 4.2 Procurement Report <b>**Vote</b>   |        |
| 5.0  | <b>Governance &amp; Nominating Committee – C. Yunker</b>   | 4:30pm |
|      | 5.1 Authority Self-Evaluation of Prior Year Performance <b>**Vote</b>  |        |
|      | 5.2 Mission Statement & Measurement Report <b>**Vote</b>   |        |
| 6.0  | <b>STAMP Committee – P. Zeliff</b>   | 4:40pm |
|      | 6.1 Nothing at this time.  |        |
| 7.0  | <b>Employment &amp; Compensation Committee – M. Gray</b>   | 4:40pm |
|      | 7.1 Nothing at this time.  |        |
| 8.0  | <b>Housing Committee – P. Battaglia</b>  | 4:40pm |
|      | 8.1 Nothing at this time.  |        |
| 9.0  | <b>Other Business</b>  | 4:40pm |
|      | 9.1 Nothing at this time.  |        |
| 10.0 | <b>Adjournment</b>   | 4:40pm |

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**14-42**

**43-46**

**47-48**



**GCEDC Board Meeting**  
**Thursday, February 6, 2025**  
**Location: 99 MedTech Drive, Innovation Room**  
**4:00 PM**

**GCEDC MINUTES**

**Attendance**

Board Members: C. Yunker, M. Gray, C. Kemp, P. Zelif, K. Manne  
Staff: M. Masse, L. Farrell, E. Finch, J. Krencik, C. Suozzi, L. Casey, P. Kennett  
Guests: M. Brooks (GGLDC Board Member), D. Cunningham (GGLDC Board Member), S. Noble-Moag (GGLDC Board Member), J. Tretter (GGLDC Board Member), R. Gaenzle (Harris Beach), M. Fitzgerald (Phillips Lytle/ Video Conference), S. Ott (Lawley Insurance / Video Conference), C. Farszml (Lawley Insurance / Video Conference), C. Celis (Lawley Insurance / Video Conference), H. Owens (The Batavian)  
Absent: M. Clattenburg, P. Battaglia

**1.0 Call to Order**

P. Zelif called the meeting to order at 4:06 p.m. in the Innovation Zone.

**Presentation – Lawley Insurance** – C. Farszmill stated that they will address the open items from the Audit and Finance meeting that was held on Tuesday, 2/4/25.

- 1) For Cyber Insurance, there is an option for a sublimit for Social Engineering coverage. This would include phishing scams, wire fraud, etc., which originally quoted had a \$100,000 limit. The carrier was able to increase the limit to \$250,000 for a small increase to the premium.
- 2) The D&O policy with Nexus included Third Party Employment Practices Coverage, which would include anyone who is *not* an employee of the Agency that makes a claim against the Agency that he/she has been, for example, sexually harassed or discriminated against due to their race/gender/protected class etc. The Agency has only ever had First Party Coverage which covers employees that initiate a claim. C. Farszmill confirmed that there would be a 20% credit on the premium for Employment Practices coverage, not the overall D&O policy. This would be a savings of \$1,260.

S. Ott stated there were some recommendations sent to L. Farrell about increasing coverage for the Crime Policy.

S. Ott, C. Farszml, and C. Celis left the meeting via video conference at 4:13 p.m.

**1.1 Enter Executive Session**

M. Gray made a motion to enter executive session under the Public Officers Law Article 7, Open Meetings Law Section 105, at 4:13 p.m. for the following reasons:

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.
2. Discussions regarding proposed, pending, or current litigation.

The motion was seconded by K. Manne and approved by all members present.

**1.2 Enter Public Session**

K. Manne made a motion to enter back into public session at 5:00 p.m., seconded by C. Kemp and approved by all members present.

**2.0 Chairman’s Report & Activities**

**2.1 Upcoming Meetings:**

- Next Scheduled Board Meeting: Thursday, March 6<sup>th</sup> at 4:00 p.m.**
- Audit & Finance Committee Meeting: Tuesday, March 4<sup>th</sup> at 8:30 a.m.
- STAMP Committee Meeting: Wednesday, March 5<sup>th</sup> at 8:00 a.m.
- Addition: Governance & Nominating Committee Meeting: Thursday, March 6<sup>th</sup> at 3:00 p.m.*

The Committee would also like to schedule an Employment & Compensation Meeting.

H. Owens joined the meeting at 5:01 p.m.

**2.2 Agenda Additions / Deletions / Other Business –**

**M. Gray made a motion to add agenda item 7.3 Changes to the Administrative Guidelines and Procedures; the motion was seconded by C. Kemp. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg –	Absent	M. Gray -	Yes
P. Battaglia -	Absent		

**The item was added to the agenda.**

**2.3 Minutes: January 14, 2025 –**

**K. Manne made a motion to accept the January 14, 2025 minutes as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg –	Absent	M. Gray -	Yes
P. Battaglia -	Absent		

**The item was approved as presented.**

**3.0 Report of Management**

**3.1 Graham Corporation – Final Resolution** – Graham is constructing a new Radiographic Testing building, which will be an addition to an existing manufacturing building (#9) at their site in the city of Batavia for a total capital investment of \$3,300,000.

The project is requesting assistance from the GCEDC with a sales tax exemption estimated at \$120,000 and a property tax abatement estimated at \$20,934 based on the incremental increase in assessed value via a new traditional 10-year PILOT.

A public hearing was held on January 30, 2024. No written or oral comments were received.

**3.1a UTEP** - See the Statement of Compliance of Project Criteria listed in the Uniform Tax Exemption Policy (UTEP) attached to the minutes for additional Project details and Board approvals. The Board concurred with the UTEP.

**3.1b Final Resolution –**

Resolution No. 02/2025 - 01

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON JANUARY 30, 2025, WITH RESPECT TO THE GRAHAM CORPORATION (THE "COMPANY") PROJECT (THE "PROJECT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE PROJECT AND (B) A PARTIAL REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A TAX AGREEMENT; AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, TAX AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

**C. Yunker made a motion to accept Final Resolution #2/2025-01, authorizing the incentives as presented; the motion was seconded by K. Manne. Roll call resulted as follows:**

P. Zelff -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Absent	M. Gray -	Yes
P. Battaglia -	Absent		

**The item was approved as presented.**

**3.2 202 Oak Street (Super 8 Hotel) – Final Resolution** – 202 Oak St, LCC is renovating the former Super 8 Hotel which has be idle for a few years since the Covid pandemic. The company will be renovating 54 units in the city of Batavia for a total capital investment of \$2,502,036.

This project proposes creating 11.5 new full-time equivalent (FTE) positions.

**DRAFT**

The project is requesting assistance from the GCEDC with a sales tax exemption estimated at \$104,163, a mortgage tax exemption estimated at \$19,000 and a property tax abatement estimated at \$257,823 based on the incremental increase in assessed value via a new traditional 10-year PILOT.

Once ramped up, the project is projecting to assist over \$40,000 annually in Bed Tax revenue to the county.

A public hearing was held on January 30, 2024. B. Bialkowski expressed the council's enthusiasm about seeing someone take charge of the property, revitalize it, and restore it to its full potential. There were no other comments

**3.1a UTEP** - See the Statement of Compliance of Project Criteria listed in the Uniform Tax Exemption Policy (UTEF) attached to the minutes for additional Project details and Board approvals. The Board concurred with the UTEP.

**3.1b Final Resolution –**

Resolution No. 02/2025 - 02

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON JANUARY 30, 2025, WITH RESPECT TO THE 202 OAK ST LLC (THE "COMPANY") PROJECT (THE "PROJECT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF THE PROJECT, (B) A PARTIAL REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A TAX AGREEMENT, AND (C) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AS AUTHORIZED BY THE LAWS OF THE STATE OF NEW YORK; (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, TAX AGREEMENT, MORTGAGE AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT AND (vi) AUTHORIZING AN ASSIGNMENT REQUEST RECEIVED FROM THE COMPANY IN CONNECTION WITH THE PROJECT.

**M. Gray made a motion to accept Final Resolution #2/2025-02, authorizing the incentives as presented; the motion was seconded by K. Manne. Roll call resulted as follows:**

P. Zeliff -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Absent	M. Gray -	Yes
P. Battaglia -	Absent		

**The item was approved as presented.**

**3c. Referral Fee: BDC -**

**M. Gray made a motion to approve the Economic Development Partner Fee to the Batavia Development Corp. in the amount of \$7,818.75 for the 202 Oak Street Project / Former Super 8; the motion was seconded by K. Manne. Roll call resulted as follows:**

P. Zeff -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Absent	M. Gray -	Yes
P. Battaglia -	Absent		

**The item was approved as presented.**

**3.3 Local Labor Request – Atlas Copco / Edwards Vacuum - Local Labor Waiver Request - Atlas Copco.** (Edwards) currently has their facility under construction and is subject to the Local Labor Policy as the total building construction is in excess of \$5 million. In connection with the Local Labor Policy there is a waiver request process that can be made for certain contractors that do not have to be local. The situations that would allow a company to request a waiver are as follows:

"It is understood that at certain times, Workers residing within the Local Labor Area may not be available with respect to a Project. Under this condition, the Company is required to contact the Agency to request a waiver of the Local Labor Requirement (the "Local Labor Waiver Request") based on the following circumstances: (i) warranty issues related to installation of specialized equipment or materials whereby the manufacturer requires installation by only approved installers; (ii) specialized construction for which qualified Local Labor Area Workers are not available; (iii) documented lack of Workers meeting the Local Labor Area requirement; or (iv) cost differentials in bids whereby use of local labor significantly increases the construction cost of the project. Prior to the granting of said waiver, the lowest bidding contractor which bid said construction project using local labor would have the right of first refusal to bid and match the lowest bid as a remedy to ensure compliance with this policy. Comprehensive documentation and justification will be required including documented evidence and verification by GCEDC staff or agents that the "right of first refusal" remedy has been affected unsuccessfully.

The Agency shall evaluate the Local Labor Waiver Request and make its determination related thereto based upon the supporting documentation received with such waiver request."

Loewke Brill Consulting Group reviewed the request in detail and provided us with a recommendation to approve the waiver request.

**Fund Commitment - None.**

**Board Action Request - Recommendation to approve local labor waiver request related to the installation of the fire protection system.**

**C. Yunker made a motion to approve the Local Labor Request for Atlas Copco / Edwards Vacuum as presented; the motion was seconded by K. Manne. Roll call resulted as follows:**

P. Zeff -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Absent	M. Gray -	Yes
P. Battaglia -	Absent		

**The item was approved as presented.**

**3.4 Annual Meeting** – J. Krencik stated that the annual meeting will be Friday, April 25<sup>th</sup> at Batavia Downs.

**4.0 Audit & Finance Committee**

**4.1 December 2024 Unaudited Financial Statements** – L. Farrell reviewed the December 2024 unaudited financial statements with the Board. The following was noted:

- Restricted cash related to all STAMP grants decreased. GURFs were submitted to ESD for STAMP expenditures.
- Grants receivable decreased by about \$200,000. GCEDC operating funds were used to make timely payments to vendors until ESD approved the release of funds for those expenditures. We reimbursed ourselves out of the ESD grant funds in December.
- We paid the NYS Retirement invoice in December. Pre-paid expenses increased because the invoice covers 3 months in 2025, through 3/31/25. Accrued expenses decreased for the months that we accrued in 2024 for NYS Retirement.
- On the P&L we recognized grant revenue of \$4.4M. Revenue is recognized as qualifying expenditures are made.
- For expenditures, we are where we would anticipate being at this time of year.
- Anticipated adjustments to the financial statements include additional payables, the GASB 68 audit adjustment related to NYS Retirement and GASB 87 related to leases.

The December Unaudited Financial Statements were recommended for approval by the committee.

**K. Manne made a motion to approve the December Unaudited Financial Statements as presented; the motion was seconded by M. Gray. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Absent	M. Gray -	Yes
P. Battaglia -	Absent		

**The item was approved as presented.**

*The Board voted on agenda items 4.2 and 4.3 collectively. The approval for these items follows agenda item 4.3.*

**4.2 D&O Insurance** – K. Manne stated that this agenda item was tabled at the Audit and Finance Committee meeting. Based on the additional information provided by Lawley at the beginning of the meeting, it is advisable to keep the coverage for Third-Party Employment Practices in the policy. The premium this year is very similar to the premium for last year.

In December, Lawley Insurance received notice that Travelers would be non-renewing the D&O and Employment Practices coverage due to loss history and exposure/nature of operations.

Lawley Insurance has provided us with a proposal from Fireman's Fund Indemnity Corp. The proposal reflects a price of \$29,177.57 which would be split 50/50 between the GCEDC and

GGLDC. This is an overall price increase of \$1,023.57 (\$511.78/entity) compared to the current policy. The current policy expires on 2/23/2025.

Lawley sent our information to market, but no other quotes were offered. The marketing results are included in the proposal.

The cost of this policy (2/23/25-2/23/26) would be split between GCEDC and GGLDC (\$14,588.79/entity). The annual D&O insurance expense per entity would be \$14,503.46. Each entity included \$14,300 in their 2025 budget for this expense.

**4.3 Cyber Insurance** – Based on the discussion at the Audit and Finance Committee and the additional information provided by Lawley at the beginning of the meeting, it is recommended to increase the crime sublimit from \$100,000 to \$250,000. This will add \$111 to the premium that was included in the original proposal.

Travelers is willing to renew the Cyber insurance coverage.

The proposal reflects a total price of \$7,817 which would be split 50/50 between the GCEDC and GGLDC. This is an overall price increase of \$512 (\$256.00/entity) compared to the current policy. The current policy expires on 2/23/2025.

The cost of this policy (2/23/25-2/23/26) would be split between the GCEDC and GGLDC (\$3,908.50/entity). The annual Cyber insurance expense per entity would be \$3,865.83. Each entity included \$5,000 in their 2025 budget for this expense.

**K. Manne made a motion to approve the D&O Insurance as presented and the Cyber Insurance with an increase in the crime sublimit from \$100K to \$250K; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Absent	M. Gray -	Yes
P. Battaglia -	Absent		

**The item was approved as presented.**

**4.4 Economic Blueprint / Competitiveness Report** – The New York State Economic Development Council, The Business Council of New York State, and the Public Policy Institute of New York State have requested support for an Economic Blueprint/Competitiveness Report.

The project will collect data and input from a variety of plans, stakeholders, and best practices provide to generate policy recommendations that address New York's competitiveness with the goal of making New York more affordable, reversing outmigration, and supporting economic growth and opportunity.

The committee previously considered a \$5,000 contribution to the project, which would be covered through available funding in the 2025 Marketing Operations budget.

J. Krencik confirmed that the results of this study will be available by the Spring.



**Committee action request:** Recommend approval of not to exceed \$5,000 contribution to the Economic Blueprint/Competitiveness Report.

This item was recommended for approval by the Committee.

**K. Manne made a motion to approve the Economic Blueprint / Competitiveness Report not to exceed \$5,000 as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Absent	M. Gray -	Yes
P. Battaglia -	Absent		

**The item was approved as presented.**

### **5.0 Governance & Nominating Committee – C. Yunker**

**5.1 Nothing at this time.**

### **6.0 STAMP Committee – P. Zelif**

*The Board voted on agenda items 6.1 through 6.3 collectively. The approval for these items follows agenda item 6.3.*

**6.1 Approval of CRA with National Grid - \$205,814** – Included with the meeting materials is a Cost Reimbursement Agreement (CRA) with National Grid for the construction costs associated with the tap to provide the Edwards project with power until the completion of the substation.

**Fund commitment:** \$205,814 included in the \$56 million or \$8 million.

**Committee action request:** Recommend approval to sign CRA for \$205,814.

**6.2 Approval of CRA with National Grid - \$719,778** – Included with the meeting materials is a Cost Reimbursement Agreement (CRA) with National Grid for the construction costs associated with adding a second set of davit arms on the pole structures to enable a second circuit to provide power to future tenants at STAMP.

**Fund commitment:** \$719,778 included in the \$56 million.

**Committee action request:** Recommend approval to sign CRA for \$719,778.

**6.3 Approval of CRA with National Grid - \$500,000** – Included with the meeting materials is a Cost Reimbursement Agreement (CRA) with National Grid for the construction costs associated with the increase in costs for the foundations and poles on the Edwards line that will enable us to carry a second circuit on that line for future tenants at STAMP.

**Fund commitment:** \$500,000 to be paid by the GCEDC and reimbursed through a National Grid Shovel Ready grant.

**Committee action request:** Recommend approval to sign CRA not to exceed \$500,000.

At the STAMP Committee meeting, M. Masse provided additional information related to the funding commitments of these CRAs with National Grid based on a \$1,219,778 project cost (combination of 6.2 and 6.3 CRAs). M. Masse stated that the GCEDC would qualify for a \$500K shovel ready grant with National Grid. GCEDC will fund the \$500K payment to National Grid because it is complicated when state funds are utilized but ultimately returned. The rest of the payments for the CRAs would be covered under the \$56M grant or \$8M grant.

These items were recommended for approval by the Committee.

**C. Yunker made a motion to approve agenda items 6.1 - 6.3 as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Absent	M. Gray -	Yes
P. Battaglia -	Absent		

**The item was approved as presented.**

**6.4 Part 182 Mitigation Invoice – Norm Giess -** The GCEDC hired a local farmer to seed the mitigation area with a winter cover crop and then with a grass mix to create new grassland habitat in accordance with the terms and conditions of the Part 182 permit.

**Fund Commitment:** \$1,260 from the mitigation escrow funds.

**Committee Action request:** Recommend approval of the invoice from Norm Giess for the cover crop and grass mix for the mitigation field.

This item was recommended for approval by the Committee.

**C. Yunker made a motion to recommend to the full Board the approval of the Part 182 Mitigation Invoice from Norm Giess not to exceed \$1,260 as presented; the motion was seconded by K. Manne. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Absent	M. Gray -	Yes
P. Battaglia -	Absent		

**The item was approved as presented.**

**7.0 Employment & Compensation – M. Gray**

*The Committee voted on agenda items 7.1 and 7.2 collectively. The approval for these items follows agenda item 7.2.*

**7.1 Organizational Chart** – The updated organizational chart was included in the Board Meeting materials.

Some changes are noted as follows:

- The Building Maintenance position now reports to P. Kennett instead of M. Masse.
- J. Krencik joined L. Farrell's team.
- There is a new position included for a second Finance Assistant.
- There are title changes for M. Masse, C. Suozzi and L. Farrell.

**7.2 Standard Workday Resolution** – Entities that are members of the New York State and Local Retirement System are required to establish a standard workday, which is used to determine service credit. Titles and positions have changed since the last time this was approved, so we are bringing forward an updated Standard Workday Resolution for Employees. This form is not submitted but must be kept on file and made available to the Retirement System upon request.

GCEDC's standard workday is listed as 7 hours in the Personnel Administrative Guidelines.

**M. Gray made a motion to approve the Organizational Chart and Standard Workday Resolution as presented; the motion was seconded by K. Manne. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Absent	M. Gray -	Yes
P. Battaglia -	Absent		

**The item was approved as presented.**

**7.3 Changes to the Administrative Guidelines and Procedures** – M. Gray stated that the Administrative Guidelines and Procedures have been updated per the following:

Section 1A:

Part-Time Employees defined as those employees who are hired to work on a regular basis for less than 30 hours a week. (Previously 35 hours per week.)

Section 4A (related to health, dental and vision benefits):

The Center currently pays 100% of the subscriber-only premium for permanent full-time employees or 80% of the premium costs for higher levels of coverage. (Previously 100% of the subscriber-only premium only.)

**M. Gray made a motion to approve the Changes to the Administrative Guidelines and Procedures as presented; the motion was seconded by P. Zelif. Roll call resulted as follows:**

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Absent	M. Gray -	Yes

P. Battaglia - Absent

The item was approved as presented.

**8.0 Housing Committee – P. Battaglia**

8.1 Nothing at this time

**9.0 Other Business**

9.1 Nothing at this time.

**10.0 Adjournment**

As there was no further business, C. Yunker made a motion to adjourn at 5:19 p.m., which was seconded by M. Gray and passed unanimously.

# Genesee County Economic Development Center (GCEDC)

Annual Investment Report

For the year ended December 31, 2024

## Purpose of the Report:

Under Section 2925(6) of the Public Authorities Law, the GCEDC and its affiliates are required to prepare and approve an Annual Investment Report. The schedule below was approved by the Board on XXXXXXXX.

Bank	Type	Account Description	12/31/24 G/L Balance	12/31/24 Bank Balance	Interest Rate
Five Star Bank	NOW Public Tiered Account	GCEDC Primary Checking	\$180,636.69	\$181,773.18	1.53%
Five Star Bank	Money Market Public Account	GCEDC - BP2	\$78,677.57	\$78,677.57	2.05%
Five Star Bank	Money Market Public Account	GCEDC Primary Savings	\$3,856,281.64	\$3,856,281.64	2.25%
Five Star Bank	Money Market Public Account	GCEDC - GAIN LOAN Fund	\$28,432.60	\$28,432.60	2.05%
Five Star Bank	Money Market Public Account	GCEDC - Batavia Home Fund	\$92,713.15	\$92,713.15	2.05%
Five Star Bank	Money Market Public Account	GCEDC - GCEDC Home Fund	\$0.00	\$0.00	2.05%
Five Star Bank	Certificate on Deposit (CD)	GCEDC - 3 Month CD	\$5,700,000.00	\$5,700,000.00	4.50%
Five Star Bank	Certificate on Deposit (CD)	GCEDC - STAMP 3 Month CD	\$4,700,000.00	\$4,700,000.00	4.50%
Tompkins Community Bank	Municipal Savings	GCEDC - STAMP Part 182	\$546,147.34	\$546,147.34	3.10%
Tompkins Community Bank	Municipal Savings	GCEDC Investment	\$30,349.47	\$30,349.47	3.10%
Tompkins Community Bank	Municipal NOW Checking	GCEDC STAMP - Imprest Account \$8M	\$464,558.50	\$464,558.50	2.25%
Tompkins Community Bank	Municipal NOW Checking	GCEDC STAMP Part 182	\$1,731.43	\$1,731.43	.02%
Tompkins Community Bank	Certificate on Deposit (CD)	GCEDC - 3 Month CD	\$2,971,282.33	\$2,971,282.33	4.25%
KeyBank	Checking	GCEDC STAMP - Imprest Account \$33M	\$4,887,707.36	\$4,887,707.36	2.06%
KeyBank	Checking	GCEDC STAMP	\$1,006.26	\$1,006.26	2.06%
KeyBank	Checking	GCEDC FAST NY	\$37,948,384.13	\$37,948,384.13	2.06%

As of December 31, 2024, cash balances were fully collateralized. The funds currently on deposit with Tompkins Community Bank and Five Star Bank are secured by investments held with The Bank of New York Mellon and M&T Bank, respectively. The funds currently on deposit with KeyBank are secured by KeyBank's pledge pool held by Bank of New York. The GCEDC generated \$571,365 of interest income for the period January 1, 2024 through December 31, 2024.

\* No fees or commissions were paid.

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**Procurement Information:**

Question	Response	URL (If Applicable)
1. Does the Authority have procurement guidelines?	Yes	<a href="https://www.gcedc.com/gcedcreports">https://www.gcedc.com/gcedcreports</a>
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3. Does the Authority allow for exceptions to the procurement guidelines?	No	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	Yes	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	Yes	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	Yes	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	Yes	

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**Procurement Transactions Listing:**

1. Vendor Name	Alleghany Construction Corporation	Address Line1	7342 Alleghany Rd
Type of Procurement	Design and Construction/Maintenance	Address Line2	PO Box 707
Award Process	Authority Contract - Competitive Bid	City	BASOM
Award Date	12/7/2023	State	NY
End Date		Postal Code	14013
Fair Market Value		Plus 4	
Amount	\$5,500.00	Province/Region	
Amount Expended For Fiscal Year	\$5,500.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Hedgerow Removal at STAMP

2. Vendor Name	Batavia Downs Gaming / Western Regional Off-Track Betting	Address Line1	8315 Park Road
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	BATAVIA
Award Date		State	NY
End Date		Postal Code	14020
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$5,685.60	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Annual Meeting: Offset by Ticket Sales

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3.	<b>Vendor Name</b>	CC Environment & Planning	<b>Address Line1</b>	23 Jackson Street
	<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
	<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BATAVIA
	<b>Award Date</b>	8/3/2023	<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14020
	<b>Fair Market Value</b>	\$213,112.00	<b>Plus 4</b>	
	<b>Amount</b>	\$213,112.00	<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$25,132.26	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	STAMP: Grassland Mitigation Monitoring & Management (Part 182)

4.	<b>Vendor Name</b>	CC Environment & Planning	<b>Address Line1</b>	23 Jackson Street
	<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
	<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BATAVIA
	<b>Award Date</b>	12/7/2023	<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14020
	<b>Fair Market Value</b>	\$49,300.00	<b>Plus 4</b>	
	<b>Amount</b>	\$49,300.00	<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$38,800.61	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	STAMP: General Environmental Services & Force Main Frac-Out Monitoring



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<b>5. Vendor Name</b>	CC Environment & Planning	<b>Address Line1</b>	23 Jackson Street
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BATAVIA
<b>Award Date</b>	9/5/2024	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14020
<b>Fair Market Value</b>	\$22,500.00	<b>Plus 4</b>	
<b>Amount</b>	\$22,500.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$1,741.71	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	STAMP: General Environmental Services (Amendment to Contract Task A)

<b>6. Vendor Name</b>	CC Environment & Planning	<b>Address Line1</b>	23 Jackson Street
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BATAVIA
<b>Award Date</b>	3/7/2024	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14020
<b>Fair Market Value</b>	\$2,260.00	<b>Plus 4</b>	
<b>Amount</b>	\$2,260.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$2,260.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	STAMP: Hedgerow Removal Mulching (PART 182)

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7. Vendor Name	CCS of Western New York	Address Line1	116 Main Street
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	DEPEW
Award Date	10/26/2023	State	NY
End Date	12/31/2024	Postal Code	14043
Fair Market Value	\$8,047.26	Plus 4	
Amount	\$7,428.24	Province/Region	
Amount Expended For Fiscal Year	\$8,047.26	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Cleaning Services -12/1/23 - 12/31/24

8. Vendor Name	Clark Patterson Lee	Address Line1	255 Woodcliff Drive
Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 200
Award Process	Authority Contract - Non-Competitive Bid	City	FAIRPORT
Award Date	8/1/2024	State	NY
End Date		Postal Code	14450
Fair Market Value	\$1,961,925.00	Plus 4	
Amount	\$1,961,925.00	Province/Region	
Amount Expended For Fiscal Year	\$113,993.93	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Oakfield Force Main

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9. Vendor Name	Clark Patterson Lee	Address Line1	255 Woodcliff Drive
Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 200
Award Process	Authority Contract - Non-Competitive Bid	City	FAIRPORT
Award Date	3/7/2024	State	NY
End Date		Postal Code	14450
Fair Market Value	\$1,810,060.00	Plus 4	
Amount	\$1,810,060.00	Province/Region	
Amount Expended For Fiscal Year	\$346,731.96	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Crosby Road Rebuild

10. Vendor Name	Clark Patterson Lee	Address Line1	255 Woodcliff Drive
Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 200
Award Process	Authority Contract - Non-Competitive Bid	City	FAIRPORT
Award Date	3/8/2019	State	NY
End Date		Postal Code	14450
Fair Market Value	\$1,350,000.00	Plus 4	
Amount	\$1,350,000.00	Province/Region	
Amount Expended For Fiscal Year	\$50,548.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Onsite Wastewater Treatment Facility Design & Permitting.

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<b>11. Vendor Name</b>	Clark Patterson Lee	<b>Address Line1</b>	255 Woodcliff Drive
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	Suite 200
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	FAIRPORT
<b>Award Date</b>	9/5/2019	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14450
<b>Fair Market Value</b>	\$900,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$900,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$114,365.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	STAMP: Engineering Services for Design & Permitting of 6 MGD Big Water System

<b>12. Vendor Name</b>	Clark Patterson Lee	<b>Address Line1</b>	255 Woodcliff Drive
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	Suite 200
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	FAIRPORT
<b>Award Date</b>	3/25/2021	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14450
<b>Fair Market Value</b>	\$560,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$560,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$360,227.96	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	STAMP: Engineering Services Related to Construction of Force Main

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13. Vendor Name	Clark Patterson Lee	Address Line1	255 Woodcliff Drive
Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 200
Award Process	Authority Contract - Non-Competitive Bid	City	FAIRPORT
Award Date	8/1/2024	State	NY
End Date		Postal Code	14450
Fair Market Value	\$316,470.00	Plus 4	
Amount	\$316,470.00	Province/Region	
Amount Expended For Fiscal Year	\$152,740.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Onsite Water Tank

14. Vendor Name	Clark Patterson Lee	Address Line1	255 Woodcliff Drive
Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 200
Award Process	Authority Contract - Non-Competitive Bid	City	FAIRPORT
Award Date	12/1/2022	State	NY
End Date		Postal Code	14450
Fair Market Value	\$225,000.00	Plus 4	
Amount	\$225,000.00	Province/Region	
Amount Expended For Fiscal Year	\$46,750.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Onsite Wastewater Treatment Facility 150,000 GPD Design

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15. Vendor Name	Empire State Development	Address Line1	P.O. Box 5583
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	NEW YORK
Award Date		State	NY
End Date		Postal Code	10087
Fair Market Value		Plus 4	5583
Amount		Province/Region	
Amount Expended For Fiscal Year	\$560,283.33	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Commitment Fee (\$560,000) / Reimb. for Out of Pocket Expenses (\$283.33)

16. Vendor Name	Erie County Industrial Development Agency	Address Line1	95 Perry Street
Type of Procurement	Technology - Consulting/Development or Support	Address Line2	Suite 103
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	1/12/2023	State	NY
End Date	12/31/2023	Postal Code	14203
Fair Market Value	\$9,000.00	Plus 4	
Amount	\$9,000.00	Province/Region	
Amount Expended For Fiscal Year	\$382.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Information Technology Support Services - 2023

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<b>17. Vendor Name</b>	Erie County Industrial Development Agency	<b>Address Line1</b>	95 Perry Street
<b>Type of Procurement</b>	Technology - Consulting/Development or Support	<b>Address Line2</b>	Suite 103
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	1/11/2024	<b>State</b>	NY
<b>End Date</b>	12/31/2024	<b>Postal Code</b>	14203
<b>Fair Market Value</b>	\$8,250.00	<b>Plus 4</b>	
<b>Amount</b>	\$8,250.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$5,130.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Information Technology Support Services - 2024

<b>18. Vendor Name</b>	Frandina Engineering & Land Surveying	<b>Address Line1</b>	1701 Hertel Avenue
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	8/3/2023	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14216
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$15,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$15,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	STAMP: Survey for Business Park Association

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19.	<b>Vendor Name</b>	Frantina Engineering & Land Surveying	<b>Address Line1</b>	1701 Hertel Avenue
	<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
	<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
	<b>Award Date</b>	3/7/2024	<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14216
	<b>Fair Market Value</b>	\$3,000.00	<b>Plus 4</b>	
	<b>Amount</b>	\$3,000.00	<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$3,000.00	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	STAMP: Additional Survey Work for Business Park Association

20.	<b>Vendor Name</b>	Genesee Gateway Local Development Corp.	<b>Address Line1</b>	99 MedTech Drive
	<b>Type of Procurement</b>	Other	<b>Address Line2</b>	Suite 106
	<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BATAVIA
	<b>Award Date</b>		<b>State</b>	NY
	<b>End Date</b>		<b>Postal Code</b>	14020
	<b>Fair Market Value</b>		<b>Plus 4</b>	
	<b>Amount</b>		<b>Province/Region</b>	
	<b>Amount Expended For Fiscal Year</b>	\$1,115.50	<b>Country</b>	United States
	<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Prorated Cyber Return Premium



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<b>21. Vendor Name</b>	Genesee Gateway Local Development Corp.	<b>Address Line1</b>	99 MedTech Drive
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	Suite 106
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BATAVIA
<b>Award Date</b>	6/1/2010	<b>State</b>	NY
<b>End Date</b>	6/1/2025	<b>Postal Code</b>	14020
<b>Fair Market Value</b>	\$19,748.52	<b>Plus 4</b>	
<b>Amount</b>	\$19,748.52	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$19,748.52	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	2024 Rent - MedTech Centre Suite 106

<b>22. Vendor Name</b>	Genesee Gateway Local Development Corp.	<b>Address Line1</b>	99 MedTech Drive
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	Suite 106
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BATAVIA
<b>Award Date</b>	10/1/2015	<b>State</b>	NY
<b>End Date</b>	6/1/2025	<b>Postal Code</b>	14020
<b>Fair Market Value</b>	\$10.00	<b>Plus 4</b>	
<b>Amount</b>	\$10.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$7.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Innovation Zone Rent

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<b>23. Vendor Name</b>	Greater Rochester Enterprise	<b>Address Line1</b>	100 Chestnut Street
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	Suite 1910
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	ROCHESTER
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14604
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$52,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Sales & Marketing Services; Membership Dues

<b>24. Vendor Name</b>	Harris Beach	<b>Address Line1</b>	99 Garnsey Road
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	PITTSFORD
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14534
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$39,544.88	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Misc Legal Services

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<b>25. Vendor Name</b>	Independent Health	<b>Address Line1</b>	P.O. Box 8000
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	Dept. 264
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	1/1/2024	<b>State</b>	NY
<b>End Date</b>	12/31/2024	<b>Postal Code</b>	14267
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$108,790.98	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$108,790.98	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Group Health Insurance - 2024

<b>26. Vendor Name</b>	Invest Buffalo Niagara	<b>Address Line1</b>	257 West Genesee Street
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	Suite 600
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	BUFFALO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14202
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$25,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Membership Dues

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27.	Vendor Name	Loewke Brill	Address Line1	491 Elmgrove Rd
	Type of Procurement	Consulting Services	Address Line2	Suite 2
	Award Process	Authority Contract - Non-Competitive Bid	City	ROCHESTER
	Award Date	7/11/2024	State	NY
	End Date		Postal Code	14606
	Fair Market Value	\$21,960.00	Plus 4	
	Amount	\$21,960.00	Province/Region	
	Amount Expended For Fiscal Year	\$6,430.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Local Labor Reporting - MedTech Landing

28.	Vendor Name	Loewke Brill	Address Line1	491 Elmgrove Rd
	Type of Procurement	Consulting Services	Address Line2	Suite 2
	Award Process	Authority Contract - Non-Competitive Bid	City	ROCHESTER
	Award Date	7/11/2024	State	NY
	End Date		Postal Code	14606
	Fair Market Value	\$21,160.00	Plus 4	
	Amount	\$21,160.00	Province/Region	
	Amount Expended For Fiscal Year	\$5,060.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Local Labor Reporting - Countryside Apartments

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 02/28/2025  
Status: UNSUBMITTED  
Certified Date : N/A

<b>29. Vendor Name</b>	Loewke Brill	<b>Address Line1</b>	491 Elmgrove Rd
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	Suite 2
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	ROCHESTER
<b>Award Date</b>	2/2/2023	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14606
<b>Fair Market Value</b>	\$18,505.00	<b>Plus 4</b>	
<b>Amount</b>	\$18,505.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$9,370.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Local Labor Reporting - Atlas Copco

<b>30. Vendor Name</b>	Loewke Brill	<b>Address Line1</b>	491 Elmgrove Rd
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	Suite 2
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	ROCHESTER
<b>Award Date</b>	6/6/2024	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14606
<b>Fair Market Value</b>	\$17,950.00	<b>Plus 4</b>	
<b>Amount</b>	\$17,950.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$4,295.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Local Labor Reporting - GE Bergen Owner

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Certified Date : N/A

31. Vendor Name	Loewke Brill	Address Line1	491 Elmgrove Rd
Type of Procurement	Consulting Services	Address Line2	Suite 2
Award Process	Authority Contract - Non-Competitive Bid	City	ROCHESTER
Award Date	7/11/2024	State	NY
End Date		Postal Code	14606
Fair Market Value	\$9,630.00	Plus 4	
Amount	\$9,630.00	Province/Region	
Amount Expended For Fiscal Year	\$3,005.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Local Labor Reporting - Graham Expansion

32. Vendor Name	Mostert, Manzanero & Scott, LLP	Address Line1	4 Associate Drive
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ONEONTA
Award Date	10/26/2023	State	NY
End Date	12/31/2024	Postal Code	13820
Fair Market Value		Plus 4	
Amount	\$10,700.00	Province/Region	
Amount Expended For Fiscal Year	\$10,700.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Audit of the 2023 Financial Statements

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33. Vendor Name	NYS & Local Employees Retirement	Address Line1	110 State Street
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	ALBANY
Award Date		State	NY
End Date		Postal Code	12244
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$141,191.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Retirement

34. Vendor Name	NYS Economic Development Council	Address Line1	111 Washington Avenue
Type of Procurement	Other	Address Line2	4th Floor
Award Process	Non Contract Procurement/Purchase Order	City	ALBANY
Award Date		State	NY
End Date		Postal Code	12210
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$15,570.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Memberships / Sponsorships / Event Registrations

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Procurement Report for Genesee County Industrial Development Agency

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35.	Vendor Name	National Grid	Address Line1	PO Box 371376
	Type of Procurement	Other	Address Line2	
	Award Process	Non Contract Procurement/Purchase Order	City	PITTSBURGH
	Award Date		State	PA
	End Date		Postal Code	15250
	Fair Market Value		Plus 4	7376
	Amount		Province/Region	
	Amount Expended For Fiscal Year	\$4,250.27	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Electric Services

36.	Vendor Name	National Grid	Address Line1	PO Box 29805
	Type of Procurement	Design and Construction/Maintenance	Address Line2	
	Award Process	Authority Contract - Non-Competitive Bid	City	NEW YORK
	Award Date	9/5/2024	State	NY
	End Date		Postal Code	10087
	Fair Market Value	\$500,000.00	Plus 4	2980
	Amount	\$500,000.00	Province/Region	
	Amount Expended For Fiscal Year	\$500,000.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Cost Reimbursement Agreement for Construction Inspection of Substation

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Procurement Report for Genesee County Industrial Development Agency

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37. Vendor Name	National Grid	Address Line1	PO Box 29805
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	NEW YORK
Award Date	10/31/2024	State	NY
End Date		Postal Code	10087
Fair Market Value	\$50,000.00	Plus 4	2980
Amount	\$50,000.00	Province/Region	
Amount Expended For Fiscal Year	\$50,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Facilities Study for 300 MW Increase to Substation

38. Vendor Name	National Grid	Address Line1	PO Box 29805
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	NEW YORK
Award Date	5/2/2024	State	NY
End Date		Postal Code	10087
Fair Market Value	\$25,000.00	Plus 4	2980
Amount	\$25,000.00	Province/Region	
Amount Expended For Fiscal Year	\$25,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Design Fee to Change Poles from Single Circuit to Double Circuit

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<b>39. Vendor Name</b>	New York Power Authority	<b>Address Line1</b>	123 Main Street
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	WHITE PLAINS
<b>Award Date</b>	8/1/2024	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	10601
<b>Fair Market Value</b>	\$250,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$250,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$250,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	STAMP: Cost Reimbursement Agreement with NYPA for Review of Design & Engineering for Control House at Substation

<b>40. Vendor Name</b>	Niagara County Water District	<b>Address Line1</b>	5450 Ernest Road
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	PO Box 315
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	LOCKPORT
<b>Award Date</b>	4/26/2019	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14095
<b>Fair Market Value</b>	\$3,115,852.00	<b>Plus 4</b>	
<b>Amount</b>	\$3,115,852.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$97,119.06	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	STAMP: Engineering & Legal Services; Includes 10/29/20, 12/3/20 & 10/6/22 Contract Amendments

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Procurement Report for Genesee County Industrial Development Agency

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<b>41. Vendor Name</b>	Oconnell Electric Co. Inc.	<b>Address Line1</b>	PO Box 8000
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	Dept 342
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	7/11/2024	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14267
<b>Fair Market Value</b>	\$1,598,810.00	<b>Plus 4</b>	
<b>Amount</b>	\$1,598,810.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$77,909.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	STAMP: Build Out of 115kv Bay in substation to Service Edwards

<b>42. Vendor Name</b>	Ostroff Associates, Inc.	<b>Address Line1</b>	150 State Street
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	Suite 301
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	ALBANY
<b>Award Date</b>	10/26/2023	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12207
<b>Fair Market Value</b>	\$60,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$60,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$60,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	2024 Government Relations Services

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<b>43. Vendor Name</b>	Phillips Lytle LLP	<b>Address Line1</b>	125 Main Street
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	7/1/2021	<b>State</b>	NY
<b>End Date</b>	12/31/2024	<b>Postal Code</b>	14203
<b>Fair Market Value</b>	\$1,483,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$1,483,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$520,266.66	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	STAMP: Tech Team Support for Various Review & Approval Processes; Includes 1/13/22, 10/6/22, 2/2/23, 6/29/23 & 6/6/24 Contract Amendments.

<b>44. Vendor Name</b>	Phillips Lytle LLP	<b>Address Line1</b>	125 Main Street
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	3/30/2023	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14203
<b>Fair Market Value</b>	\$35,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$35,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$945.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	STAMP: Formation of Business Park Association

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<b>45. Vendor Name</b>	Phillips Lytle LLP	<b>Address Line1</b>	125 Main Street
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	12/7/2023	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14203
<b>Fair Market Value</b>	\$10,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$10,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$10,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	STAMP: D&O Insurance Policy Deductible

<b>46. Vendor Name</b>	Pyramid Brokerage Company of Rochester	<b>Address Line1</b>	370 Woodcliff Drive
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	FAIRPORT
<b>Award Date</b>	11/1/2022	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14450
<b>Fair Market Value</b>	\$25,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$25,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$25,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Brokerage Fees: AppleTree Acres Land Sale

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<b>47. Vendor Name</b>	RLC Engineering	<b>Address Line1</b>	267 Whitten Road
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	HALLOWELL
<b>Award Date</b>	5/4/2023	<b>State</b>	ME
<b>End Date</b>		<b>Postal Code</b>	04347
<b>Fair Market Value</b>	\$15,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$15,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$9,250.50	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	STAMP: Engineering & Advisory Services for SIS Study

<b>48. Vendor Name</b>	Selective Insurance	<b>Address Line1</b>	P.O. Box 371468
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	PITTSBURGH
<b>Award Date</b>	12/7/2023	<b>State</b>	PA
<b>End Date</b>	12/31/2024	<b>Postal Code</b>	15250
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$47,933.50	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$47,933.50	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Business Insurance & Workers Compensation Insurance (1/1/24 - 1/1/25)

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<b>49. Vendor Name</b>	Sheila Eigenbrod	<b>Address Line1</b>	210 Wyoming Street
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	WARSAW
<b>Award Date</b>	12/1/2022	<b>State</b>	NY
<b>End Date</b>	12/31/2023	<b>Postal Code</b>	14569
<b>Fair Market Value</b>	\$29,800.00	<b>Plus 4</b>	
<b>Amount</b>	\$29,800.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$1,675.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Workforce Development Consultant -2023

<b>50. Vendor Name</b>	Sheila Eigenbrod	<b>Address Line1</b>	210 Wyoming Street
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	WARSAW
<b>Award Date</b>	12/7/2023	<b>State</b>	NY
<b>End Date</b>	12/31/2024	<b>Postal Code</b>	14569
<b>Fair Market Value</b>	\$29,800.00	<b>Plus 4</b>	
<b>Amount</b>	\$29,800.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$20,325.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Workforce Development Consultant -2024

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<b>51. Vendor Name</b>	Travelers	<b>Address Line1</b>	P.O. Box 660317
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	DALLAS
<b>Award Date</b>	2/1/2024	<b>State</b>	TX
<b>End Date</b>	2/23/2025	<b>Postal Code</b>	75266
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$17,393.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$17,393.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Cyber and D&O Insurance (2/23/24 - 2/23/25)

<b>52. Vendor Name</b>	Travelers	<b>Address Line1</b>	PO Box 660317
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	DALLAS
<b>Award Date</b>	12/7/2023	<b>State</b>	TX
<b>End Date</b>	5/21/2025	<b>Postal Code</b>	75266
<b>Fair Market Value</b>	\$657.00	<b>Plus 4</b>	
<b>Amount</b>	\$657.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$657.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Crime Insurance Policy



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<b>53. Vendor Name</b>	e3communications	<b>Address Line1</b>	551 Franklin Street
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	12/7/2023	<b>State</b>	NY
<b>End Date</b>	12/31/2024	<b>Postal Code</b>	14202
<b>Fair Market Value</b>	\$24,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$24,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$22,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Public Relations / STAMP Marketing - 2024

<b>54. Vendor Name</b>	e3communications	<b>Address Line1</b>	551 Franklin Street
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	12/7/2023	<b>State</b>	NY
<b>End Date</b>	12/31/2024	<b>Postal Code</b>	14202
<b>Fair Market Value</b>	\$24,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$24,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$22,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Public Relations / GCEDC Marketing - 2024

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Procurement Report for Genesee County Industrial Development Agency

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Additional Comments

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## Authority Self-Evaluation of Prior Year Performance

**Local Public Authority Name:** Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center (GCEDC)

### **2024 Measurements and results:**

1. Secure capital / business investment commitments of \$48 million (not including any project over \$50 million in capital investment).
  - A. 2024 result was \$144 million (the total for the year was \$1.044 billion if the over \$50 million in capital investments, Hecate Energy Cider Solar, are included).
2. Secure pledges to create 93 jobs.
  - A. 2024 result was 96 pledged jobs to be created (the total for the year remains 96 if the over \$50 million in capital investments, Hecate Energy Cider Solar, are included).
3. Achieve the GCEDC 2024 budget from a bottom-line financial operation performance (EBITDA) standpoint.
  - A. The GCEDC will exceed the 2024 operating budget from a bottom-line standpoint. For the Operating Fund, recognized Project Origination Fee Revenue exceeded the budgeted amount. The GCEDC recognized \$10.4 million in Project Origination Fee Revenue as compared to the \$450,000 budgeted for 2024. Almost \$8.8 million of revenue was recognized from the Hecate Energy Cider Solar project, of which \$4.125 million will be collected over a 15-year period.
4. Continue an active outreach campaign. Continue engagements with state, federal, regional, local and educational partners focused on advancing the GCEDC's development strategy enabling local/regional economic growth and quality job opportunities for our residents and children.
  - A. The GCEDC continued its efforts in 2024 to provide enhanced communications and outreach with federal, state and local government officials and staff on various economic development issues. This has been accomplished through direct communications with these officials, but also through our activities with and appointments to various civic, government and private sector entities which allows for constant interaction with our federal, state and local government representatives and staff.
    - i. Federal:
      - Provided guidance on market conditions and needs during the implementation of the CHIPS and Science Act with Senate Majority Leader Schumer's regional and economic development policy staff, as well as Rep. Morelle's regional and economic development policy staff. This added a critical focus on the supporting shovel-readiness for strategic sites, including STAMP, and connections with potential industry supporters.
      - Made requests to our congressional delegation to make outreach to key federal agencies regarding support at STAMP, including federal reviews and approvals of required site and infrastructure development.
    - ii. State/Regional:
      - Coordinated state and local support enabling Edwards Genesee's permitting, site planning and construction, construction of a campus-wide substation at STAMP, and permitting for infrastructure funded by the \$56 million FAST-NY award.
      - Continued to explore funding opportunities at STAMP through discussions with the Governor's office, including Empire State Development, and members from the

Rochester and Finger Lakes delegation to the New York State Legislature following the approval and deployment of grants for infrastructure to support active and future projects at STAMP.

- Continued to financially support the economic development initiatives of the Greater Rochester Enterprise (GRE) and Invest Buffalo Niagara (IBN). These investments include a seat on the board of directors of both organizations and active support for sales and marketing outreach.
- The GCEDC's CEO serves on Finger Lakes Regional Economic Development Council (FLREDC). Several members of the GCEDC staff also serve on workgroups for the FLREDC.
- Members of the GCEDC staff also serve on Invest Buffalo Niagara's Industrial Real Estate Strategy Taskforce, including site readiness and marketing workgroups.

iii. Local (County, City, Towns):

- Continued to increase outreach and dialogue with local municipalities. In 2024, these conversations included updates on activities at STAMP and the status of renewable energy projects and opportunities for infrastructure support. Municipalities where projects under consideration of the GCEDC board are contacted before and after board actions, and before and after public hearings, including project applications, public hearing minutes, and project summaries.
- The GCEDC has engaged with towns, villages, and the city of Batavia to identify areas that have zoning, utilities and local support for housing developments in conjunction with the GCEDC's targeted housing development initiative. This includes the development of an 8-acre area in the City of Batavia for future housing development, support for two developments adding 176 market-rate housing units, and the awarding of Batavia Home Fund grants to generate housing stock improvements.
- In addition to project communications, the GCEDC engages with municipalities and local government officials through participation in local board meetings and discussions on potential projects, long-term developments, and properties and buildings that can be marketed for investment. This includes the GCEDC's participation in Genesee County's Comprehensive Plan update process.
- The GCEDC staff also participates on many community boards relevant to economic development, business, and community development across the County.

iv. Educational Institutions

- Our workforce partners included K-12 Schools, GV BOCES, BEA, GLOW WIB and Genesee County Career Center, Genesee Community College, and regional institutions. All are critical partners to our economic development initiatives, especially our efforts to bring new businesses to our shovel-ready parks and enable the growth of existing businesses.
- Superintendents, teachers, counselors, and students across the Genesee Valley BOCES(GV BOCES) districts have been working with the GCEDC to increase STEM programming in the classroom and gaining awareness of skill-based career choices.
- Building on the launch of The GLOW With Your Hands program, the GCEDC and partners held a second GLOW With Your Hands: Healthcare program in March and a fifth GLOW With Your Hands: Manufacturing.
- 11th and 12th grade Electro-mechanical, or "Mechatronics" has been an asset. The youth apprenticeship and pre-apprenticeship bootcamp have given students

connections to local companies. Both programs have leveraged the \$800,000 of new equipment sponsored by GCEDC/GGLDC for the mechatronics lab at GV BOCES.

- This workforce development effort is intended to provide employers with a skilled workforce, as well as build a worker pipeline for the future companies attracted to our region, including businesses we are recruiting to bring to the STAMP Campus.

5. Continue site development activities at the tech and industrial parks which facilitates achievement of our jobs and investment goals. Initiate environmental scan for potential next generation shovel ready park development.
  - A. 2024 results for the STAMP site are the deployment of the FAST NY funding through assuming construction of the 345 KV to 115 kV substation and design, engineering and pursuing bids for an on-site water storage tank. The GCEDC also progressed design and engineering of a forcemain to Oakfield wastewater treatment facility, and progressed design and engineering of the Crosby Road rebuild. Edwards Vacuum has started construction of a 240,000 sq. ft. semiconductor dry pump manufacturing facility scheduled to be completed in 2025.
6. Continue active participation with the City of Batavia, Batavia Development Corp., County, School districts, Finger Lakes REDC, New York State and related community partners with respect to revitalization activities and projects in the City of Batavia to include development and implementation of the Batavia DRI Strategic Investment Plan. This will include the importance of the development and support of Placemaking activities/housing.
  - A. The GCEDC built on placemaking initiatives including engagement with local stakeholders and project managers for strategic Downtown Revitalization Initiative projects at the Healthy Living Campus, Carr's Reborn, and others. The GCEDC provided active guidance in the redevelopment of BOA sites at the City Center/mall and Creek Park.
7. Continue active sales and marketing efforts focused on company attractions, expansions and retentions to achieve our investment and jobs goals and continued focus on economic expansion.
  - A. In 2024, the GCEDC had 13 wins, 96 jobs committed, and \$1.044 billion in capital investment committed. The results exceeded the GCEDC's goals. The GCEDC had 10 company attraction projects which included GE Bergen Owner, LLC and 9 Lent Avenue, LLC. The selling activity continued to be robust, and the sales funnel remains very active. The GCEDC sales and business development team responded to 79 leads in 2024. Two of those leads converted to projects and were approved for incentives/funding support from either the boards of GCEDC/GGLDC/GCFC and/or New York State.
8. Continue workforce development activities with our education partners focused on worker pipeline enhancement enabling growth by our existing base of businesses and supporting company attractions to the community/region.
  - A. Throughout 2024 our efforts have focused on both Higher Education and especially K-12 with the goal to influence students' interest in STEM careers and career paths in the skilled trades.
    - Managed the "Genesee --> F.A.S.T." (Food Processing, Advanced Manufacturing, Skilled Trades & Technicians) Workforce Development team in the region.
    - Continued to fine tune workforce programs. Coach's Corner column with the Batavia Daily News, Video News Service, and The Batavian. Articles were published 11 times throughout 2024. Also, "Coach Swazz" appeared on frequent Facebook and TikTok social media videos. The goal is to reach parents/students on careers in their backyard.
    - As Co-Founder of "GLOW with Hands", the GCEDC's Executive Vice President of Business and Workforce Development was instrumental in the coordination of the event to include 3 regional IDA's and workforce support teams, 30 school districts. As the sponsorship committee leader, the GCEDC's VP of Business and Workforce

Development led the way to raise over \$247,805 in the first six years. This year (2024), we were successful with 1200 students and 65+ vendors in attendance.

**Continue GV BOCES Involvement:**

- Advisor of WNY Tech Academy, Computer Graphics, Mechatronics, Metal Trades, & Building Trades
- Led the growth of another Pre-Apprenticeship bootcamp program for youth ages 18-24 with 10 students completing a combined 960 hours of mechatronics lab training and 1,000 hours of on-the-job training at participating companies.
- Youth Apprenticeship Program – Led the charge to coordinate the program along with Finger Lakes Youth Apprenticeship [www.fingerlakesyouthapprenticeship.com](http://www.fingerlakesyouthapprenticeship.com) team. The program established 11<sup>th</sup> grade CTE students to job shadow and in 12<sup>th</sup> grade a paid internship at local manufacturing companies. In 2024, 40 students participated in youth apprenticeships.
- As an active executive board member of the Business Education Alliance, Chris was instrumental in the Genesee County Premier Workforce Membership Program. The program is an up-selling technique to dramatically increase the membership dues to strategic organizations. The highlights of the program include an easy one payment sponsorship for all workforce related events including participating in a Senior Job Fair, Lunch N Learn, GLOW with Your Hands Gold Level Sponsorship and Video recording. Ten companies for the Premiere Membership were secured raising \$47,500 in total.

**Local Public Authority Name:** Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center (GCEDC)

**Fiscal Year:** January 1, 2025 – December 31, 2025

**Enabling Legislation** (enables Local Public Authority Mission Statement): Industrial development agencies (“IDAs”) are formed under Article 18-A of New York State General Municipal Law, as public benefit corporations. IDAs were created to actively promote, encourage, attract and develop job and recreational opportunities and economically-sound commerce and industry in cities, towns, villages and counties throughout New York State (the “State”). IDAs are empowered to provide financial assistance to private entities through tax incentives in order to promote the economic welfare, prosperity and recreational opportunities for residents of a municipality (“Benefited Municipality”).

**Mission Statement:** The GCEDC is the primary economic development agency in Genesee County, NY. The GCEDC’s mission is to facilitate local economic growth and development which fosters investment and job creation for the benefit of our residents and children. We do this by offering financial assistance, real estate solutions, workforce development programming and placemaking options in order to build back local and regional manufacturing and by supporting the continued growth and success of our local businesses all across Genesee County.

**2025 Measurements:**

1. Secure capital / business investment commitments of \$49.8 million (not including any project over \$50 million in capital investment).
2. Secure pledges to create 93 jobs.
3. Achieve the GCEDC 2024 budget from a bottom-line financial operation performance standpoint.
4. Continue an active outreach campaign. Continue engagements with state, federal, regional, local, and educational partners focused on advancing the GCEDC’s development strategy enabling local/regional economic growth and quality job opportunities for our residents and children.
5. Continue site development activities at the tech and industrial parks which facilitates achievement of our jobs and investment goals. Initiate environmental scan for potential next generation shovel ready park development.
6. Continue active participation with local, regional, and state partners with respect to community revitalization, and the development and support of placemaking and housing.
7. Continue active sales and marketing efforts focused on company attractions, expansions, and retentions to achieve our investment and jobs goals and continued focus on economic expansion.
8. Continue workforce development activities with our education partners focused on worker pipeline enhancement enabling growth by our existing base of businesses and supporting company attractions to the community/region.
9. Implement the strategic planning process with board and staff participation.

**Authority Stakeholder(s):** Genesee County Legislature

**Authority Beneficiaries:** The residents and taxing jurisdictions of Genesee County

**Authority Customers:** The Business Community of Genesee County

**Authority self-evaluation of prior year performance** (based upon established measurements): To Be provided by March 31, 2026 related to 2025 performance.

**Governance Certification:**

1. Have the board members acknowledged that they have read and understood the mission of the public authority?

Board of Directors Response: Yes

2. Who has the power to appoint management of the public authority?

Board of Directors Response: The Board of Directors

3. If the Board appoints management, do you have a policy you follow when appointing the management of the public authority.

Board of Directors Response: The Board has not adopted a final, written policy; however, the Board follows the prudent and reasonable past practice of appointing responsible individuals.

4. Briefly describe the role of the Board and the role of management in the implementation of the mission.

Board of Directors Response: The role of the Board regarding the implementation of the public authority's mission is to provide strategic input, guidance, oversight, mission authorization, policy setting and validation of the authority's mission, measurements and results. The role of management is to collaborate with the Board in strategy development / strategy authorization and to implement established programs, processes, activities and policies to achieve the public authority's mission.

5. Has the Board acknowledged that they have read and understood the response to each of these questions?

Board of Directors Response: Yes