



**GGLDC Board Meeting
Thursday, January 16, 2025**

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

GGLDC MINUTES

Attendance

Board Members: M. Brooks, P. Battaglia, D. Cunningham, J. Tretter, C. Yunker (Video Conference*), G. Torrey, S. Noble-Moag, P. Zelif, M. Clattenburg
Staff: L. Farrell, M. Masse, E. Finch, J. Krencik, C. Suozzi, L. Casey, P. Kennett
Guests: C. Kemp (GCEDC Board Member), M. Gray (GCEDC Board Member), K. Manne (GCEDC Board Member), M. Landers (Genesee County Manager), M. Pettinella (Batavia Daily News), S. Stein (Genesee County Chair)
Absent:

*Attending from a physical location identified in the meeting notice as open to the public.

1.0 Call to Order

D. Cunningham called the meeting to order at 5:12 p.m. in the Innovation Zone.

2.0 Chairman's Report and Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday, February 6th at 4:00 p.m.
Audit & Finance Committee Meeting: Tuesday, February 4th at 8:30 a.m.
Governance & Nominating Committee Meeting: Thursday, February 6th at 3:00 p.m.

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

2.3 Minutes: December 5, 2024 and December 18, 2024

J. Tretter made a motion to recommend approval of the minutes from December 5, 2024 and December 18, 2024; the motion was seconded by M. Brooks. Roll call resulted as follows:

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Yes	P. Battaglia -	Yes
M. Clattenburg -	Yes	C. Yunker -	Yes (Video Conference*)
G. Torrey -	Yes	P. Zelif -	Yes
S. Noble-Moag -	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 November 2024 Financial Statements – L. Farrell reviewed the November 2024 financial statements with the Board. The following was noted:

- On the balance sheet, there are not a lot of changes from October balances to November balances.
- Accounts payable increased due to the monthly accruals for the quarterly payments that are due to the GCEDC for the MedTech Centre Property Management Fee and Economic Development Support Grant.
- On the P&L, there is a \$25,000 grant for Workforce Development. When we closed on the GSPP Route 262 Solar project they also funded the \$25,000 Workforce Development and/or general economic development program support grant.
- Other than the above-mentioned changes, there is normal monthly activity.

The November Financial Statements were recommended for approval by the committee.

M. Brooks made a motion to approve the November 2024 Financial Statements as presented; the motion was seconded by S. Noble-Moag. Roll call resulted as follows:

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Yes	P. Battaglia -	Yes
M. Clattenburg -	Yes	C. Yunker -	Yes (Video Conference*)
G. Torrey -	Yes	P. Zeliff -	Yes
S. Noble-Moag -	Yes		

The item was approved as presented.

4.2 Lease Extension with GCC for MedTech Facility – The GGLDC has a lease with GCC for the second floor at the MedTech Centre. This lease is set to expire in August of 2025. The GGLDC and GCC wish to enter into an amended lease amendment to extend their lease another ten years, with an option for another 5-year period. If they do not wish to extend the term for that five-year period, they must declare two years prior to the expiration of the initial ten-year term. The lease rate has remained the same and the base year used to calculate the CAM charges is the 2024 rate of \$4.70 per square foot.

Fund Commitment: None.

Committee Action Request: Recommend approval of the Second Amendment to the Lease Agreement to the full Board.

This item was recommended for approval by the committee.

M. Brooks made a motion to approve the second amendment to the Lease Agreement as presented; the motion was seconded by J. Tretter. Roll call resulted as follows:

M. Brooks -	Yes	J. Tretter -	Yes
-------------	-----	--------------	-----

D. Cunningham -	Yes	P. Battaglia -	Yes
M. Clattenburg -	Yes	C. Yunker -	Yes (Video Conference*)
G. Torrey -	Yes	P. Zeliff -	Yes
S. Noble-Moag -	Yes		

The item was approved as presented.

4.3 Transfer Funds to STAMP Sewer Works – The GGLDC has funds received under a Host Community Investment Agreement from a project at the STAMP site and would like to transfer \$61,000 to the STAMP Sewer Works Inc. (SSWC) to cover legal expenses related to the eminent domain proceedings.

Fund Commitment: Transfer \$61,000 to SSWC.

Board Action Request: Recommend approval of transfer of funds as listed above.

This item was recommended for approval by the committee.

M. Brooks made a motion approve transferring \$61,000 to STAMP Sewer Works to cover legal expenses related to eminent domain proceedings as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Yes	P. Battaglia -	Yes
M. Clattenburg -	Yes	C. Yunker -	Yes (Video Conference*)
G. Torrey -	Yes	P. Zeliff -	Yes
S. Noble-Moag -	Yes		

The item was approved as presented.

4.4 Transfer Funds to STAMP Water Works – The GGLDC has funds received under a Host Community Investment Agreement from a project at the STAMP site and would like to transfer \$360,000 to the STAMP Water Works Inc. (SWWC) to cover expenses related to the replacement of PRV valves in the Town of Alabama water system to provide more pressure and flow at the STAMP site.

Fund Commitment: Transfer \$360,000 to SWWC.

Board Action Request: Recommend approval of transfer of funds as listed above.

This item was recommended for approval by the committee.

M. Brooks made a motion to approve transferring \$360,000 to STAMP Water Works to cover expenses related to the replacement of PRV valves in the Town of Alabama water system as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

M. Brooks -	Yes	J. Tretter -	Yes
D. Cunningham -	Yes	P. Battaglia -	Yes
M. Clattenburg -	Yes	C. Yunker -	Yes (Video Conference*)

G. Torrey - Yes P. Zelif - Yes
S. Noble-Moag - 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, P. Battaglia made a motion to adjourn at 5:17 p.m., which was seconded by G. Torrey and passed unanimously.