

GENESEE VALLEY REGIONAL MARKET AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
Date: June 6, 2018

Executive Committee Chairman Richard Schilling vacated the Chairmanship on behalf of Dennis Piedimonte. Jack Moore took the chair and recommended a slate of officers. The slate of officers was moved by Jack Moore, seconded by Richard Schilling. Passed unanimously. Dave Martin will now serve as Chairman of the Board and Jessica Holloway as Board Secretary.

1. Chairman Dave Martin called the meeting to order at 4:30 PM
2. Members present: Jessica Holloway, Dan Kingston, Mark Lagoner, Dave Martin, Lyle Merle, Jack Moore, Richard Schilling, Stephen Starowitz, Rich Vercruysse, Josh Watkins, Kevin King representing Commissioner Ball

Others present: Megan Anderson, CPA, Kathy Burke, CPA, Ed Hansen, Jerry Mackey, Esq., Randy Shepard, CPA, Bill Mulligan, Jr., Brendan Tydings

3. Chairman Martin introduced Randy Shepard, CPA and Megan Anderson, CPA from Bonadio Group who summarized the draft of the annual report.
4. Minutes of the March 14, 2018 were approved. Moved by Dan Kingston, seconded by Mark Lagoner. Passed unanimously.
5. Reports of officers, committees and staff:
 - Mark Lagoner and Rich Vercruysse – Audit report – Check #10191 to Check #10339 totaling \$638,812.44 were approved. Moved by Stephen Starowitz, seconded by Richard Schilling. Passed unanimously.
 - Brendan Tydings reviewed the Administrator's Report.
6. Unfinished Business
 - Reed Property – Reed Property offered an increase in rent to 7% of the appraised value of their roughly 1.25 acres of land. This increase would take place 7/1/2018. They additionally offered a guarantee of 15% increases to take place on each of the (3) five year options that follow the first option. Then the increases would be based on CPI at the additional options. Reed Property is looking for (2) additional five year options which would conclude on 6/30/2048. Reed Property also requested (2) additional ten year options with increases based on CPI each five years to be offered beginning 7/1/2048. The lease, with all options would extend out for a total of 50 years. The Board declined this offer based on the request for the additional (2) ten year options. The Board revised this offer to reflect a total of 30 years.
 - Discussed Jefferson Associates and Jefferson/Henrietta Associates proposal. They offered an increase in rent to 6% of the appraised value of their roughly 10 acres of land. This increase would take place 1/1/2019. They additionally offered a guaranteed increase to 7% of the appraised value at their next option, which would begin on

1/1/2024. The lease would extend out for a total of 30 years and increase based on CPI, capping at 15%, for the additional options. The Board declined this offer and restated their offer for 7% beginning on 1/1/2019 and 8% on 1/1/2024.

7. New Business

- Approved purchase of Ford 550 salt truck from Van Bortel Ford for \$49,943 (including \$14,500 trade in). Other quotes were from Metzger Gear for \$77,216 and Genesee Valley Ford for \$64,961. Moved by Richard Schilling, seconded by Rich Vercruysse. Passed unanimously.
- Awarded bid for construction of Building 6 West at Scottsville Rd. to Le Frois Builders and Developers @ \$1,241,329. Other bidders were The Nichols Team @ \$1,535,000 and Building Innovation Group @ \$1,285,700. Moved by Jack Moore, seconded by Jessica Holloway. Passed unanimously.
- Approved purchase and installation of street lights and poles in the Phase 1 section at 1861 Scottsville Rd. property from Szulgit Electric @ \$44,300. Other quotes were from Cacamise Electric @ \$71,130, Mylerson Electric @ \$66,269.44, Doulgas Electric @ \$55,226, Landmark Electric @ \$49,550 and Ty Electric @ \$45,537. Moved by Dan Kingston, seconded by Mark Lagoner. Passed unanimously.
- Approved asphalt patching in various areas at 900 Jefferson Rd. property by RoadTek for \$3695.65. Other quotes were from Cardwell Construction @ \$6975 and All County Construction @ \$4840. Moved by Richard Schilling, seconded by Stephen Starowitz. Passed unanimously.
- Approved catch basin repairs south of Building # 3 and west of Wholesale #2 by Cardwell Construction for \$2100. Other quotes were from Steven Robinson Masonry Corporation @ \$3900 and Flower City Masonry @ \$3400. Moved by Stephen Starowitz, seconded by Mark Lagoner. Passed unanimously.
- Approved assignment of land lease from 175 Clay Rd. Enterprises to A Jar of Clay Enterprises. Moved by Richard Schilling, seconded by Dan Kingston. Passed unanimously.
- Approved architect proposal for Wholesale # 2 from Altamura Architectural Consulting. Other quote was from La Bella Associates for \$135,000. Moved by Jessica Holloway, seconded by Lyle Merle. Passed unanimously.
- Discussed Benderson proposal.

Meeting adjourned at 5:55 PM.

Next board meeting date is Wednesday, August 22, 2018 @ 4:30 PM

Respectfully submitted,

Brendan Tydings
Administrator
6/8/18