**Minutes**
**Griffiss Local Development Corporation**
**584 Phoenix Dr.**
**Rome, NY 13441**
**Thursday, August 20, 2026**
**4:00 PM**

In attendance (Remote Teams): Jim Cusack, Evan Degennaro, Elis Delia, Erin Weiman, Eric MacDiarmid, Kevin Martin

In attendance (In person): Deb Grogan, Mike Manuele, Frank Sanzone, CJ Hanrahan, Frank Vetrone, Jef Saunders.

1. Call Meeting to Order
    - The meeting was called to order at 4:06 PM

2. Approval of Minutes: 3/26/26
    - A motion to approve the previous minutes was made by Deb Grogan and seconded by Frank Vetrone. The board unanimously approved the motion.

3. Finance/Administration Report
    I. Financial Reports
    - Updates on GLDC's finances were reported and discussed with the board.

    II. Form 990 **– Action**
    - The Board confirmed receipt and review of the Form 990 memorandum
    - A motion to approve Form 990 was made by Mike Manuele and seconded by Jim Cusack. The board unanimously approved the motion.

4. New Business

    I. B240 LLC Option Agreement - New Lot 3A or New Lot 4A **– Action**
    - The Board discussed B240 LLC's request to extend its option on Lots 3A and 4A. The existing option was scheduled to expire on September 26, 2026. B240 had installed an underground electrical duct bank on Lot 3A before acquiring the property. The work was described as non-detrimental to the parcel.
    - A motion was made by Mike Manuele and seconded by Jim Cusack to extend the option for 12 months, carry forward approximately $8,800 in option funds, and increase the purchase price from approximately $70,000 to $80,000 per acre.

    II. Bonacio Construction Option Agreement – Parade Field Property. **– Action**
    - The Board discussed a potential option requested by Bonacio for the Parade Field property. The parcel is subject to a Niagara Mohawk/National Grid

DRAFT

laydown-yard license and a possible unresolved county claim. An updated appraisal was pending, and the Board noted the parcel's potential for increased value and future economic-development use.

- The Board voted not to grant an option at this time. The Board also directed that any transfer of the separate 11-acre parcel to Oneida County be tied to the County relinquishing any claim to the Parade Field property. The motion was made by Jim Cusack and seconded by Frank Veterone. The board unanimously passed the motion.

III. Proposed Transfer of 11.0± Acres of Vacant Property to Oneida County **– Action**

- The Board reviewed a resolution authorizing transfer of approximately 11 acres, appraised at $44,000, to Oneida County for $1. The transfer supports development of the Triangle site and related economic-development activity and is consistent with GLDC's mission.
- A motion to approve the resolution, conditioned on resolving the County's potential claim to the Parade Field property was made by Frank Vetrone and seconded by Mike Manuele. The board unanimously approved the motion.

IV. Request from Niagara Mohawk for an underground electric easement **– Action**

- The Board considered a permanent easement for the existing underground electrical duct bank on Lot 3A. The easement was described as having no adverse effect on the property.
- A motion to grant the permanent easement to Niagara Mohawk/National Grid was made by Frank Vetrone and seconded by Kevin Martin. The board unanimously approved the motion.

5. Old Business/Other

6. Executive Session

7. Adjourn Meeting

- The meeting was adjourned at 4:38PM

DRAFT