



GCEDC STAMP Committee Meeting
Wednesday, November 30, 2022
Location: 99 MedTech Drive, Innovation Zone
8:00 a.m.

MINUTES

ATTENDANCE

Committee Members: P. Zelif, C. Kemp, M. Clattenburg, C. Yunker
Staff: M. Masse, J. Krencik, S. Hyde, L. Casey, L. Farrell, C. Suozzi
Guests: M. Landers (County Manager), R. Crossen (Town of Alabama Supervisor), T. Carpenter (CPL), S. Stein (Genesee County Legislator Chair)
Absent:

1. Call to Order / Enter Public Session

P. Zelif called the meeting to order at 8:04 a.m. in the Innovation Zone.

1a. Executive Session

C. Yunker made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 8:05 a.m., for the following reasons:

1. Discussions regarding proposed, pending, or current litigation.
2. 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.
3. The proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.

The motion was seconded by M. Clattenburg and approved by all members present.

1b. Re-Enter Public Session

M. Clattenburg made a motion to enter back into public session at 9:06 a.m., seconded by C. Kemp and approved by all.

2. Chairman's Report & Activities

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

2b. Minutes: October 5, 2022

M. Clattenburg made a motion to approve the October 5, 2022 minutes; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zelif - Yes

C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

The item was approved as presented.

3. Discussions / Official Recommendations to the Board:

3a. NYISO Deposit Increase from \$5,000 to \$10,000 – In 2017 the GCEDC applied to the NYSIO with an interconnection request to draw down 500 MW from the 345 kV lines to the north of the STAMP site. Upon completion of the Systems Impact Study (SIS) and the facility study, the NYISO determined that the GCEDC could draw down 300 MW without having to pay for any improvement to the overall electrical grid. Upon conversations with NYPA, if the GCEDC would like to draw down 600 MW we need to submit another interconnection request to get in the interconnection queue. This is a four- step process:

Step 1: The GCEDC submits an interconnection request. The project description is to increase the load at the STAMP location. NYPA believes that there is a deposit required of \$5,000.

Step 2: NYISO holds a meeting with all affected parties to confirm the request as well as to discuss the scope.

Step 3: System Impact Reliability Study. NYISO performs this study and provides recommendations for any needed upgrade.

Step 4: Facility Study: The transmission Owner develops detailed scope and cost estimate for the scope. After this point, the project can be considered firm if you decide to move forward.

Potential future costs: The total cost of the SIS may be between \$30,000 to \$100,000, depending on the scope. They require a \$150,000 deposit but you pay the actual study cost.

Fund Commitment: \$10,000 to be covered under the \$8 million grant. The Board previously approved up to \$5,000.

C. Yunker made a motion to recommend to the full Board the approval of the interconnection request to NYISO and increasing the deposit from \$5,000 to a not to exceed amount of \$10,000 as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

P. Zelif - Yes
C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

The item was approved as presented.

S. Stein left the meeting at 9:11 a.m.

3b. CPL Final Design & Bid Packet for WWTF Contract – The GCEDC is currently looking at sizing the WWTF appropriately for the current tenants locating at STAMP. The GCEDC had previously worked with the DEC for the better part of a year and half to get the 1 MGD plant approved. We are still awaiting final

DEC comments on that design. We need to look at options and flows for construction since we have tenant commitments that would require the construction of the WWTF. CPL recommends to design and permit a 150,000 GPD Onsite SBR WWTF base project that will be expandable at treatment capacity levels of 150,000, 300,000 and 450,000 GPD. The upstream and downstream infrastructure will be designed to accommodate a full build out capacity of 450,000 GPD. A low flow 25,000 GPD treatment option will be included for budgetary flexibility. The phased solution will provide significant bidding flexibility to right size the WWTF to meet STAMP's operational needs and budget.

Fund Commitment: Not to exceed \$225,000 to be covered under the \$33 million grant.

C. Yunker made a motion to recommend to the full Board the approval of the CPL contract for the final design and engineering of the WWTF not to exceed \$225,000 as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

P. Zeliff - Yes
C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

The item was approved as presented.

3c. STAMP Maintenance of Common Space Areas – We have been working with Phillips Lytle on the best structure to ensure that the common areas are maintained at the STAMP site. Phillips Lytle has prepared a memo, included with the meeting materials, outlining our findings and conclusions. Staff believes that the best option is for the GCEDC to transfer the undevelopable land at STAMP to an existing 501(c)(3), such as NY Green, of which the GCEDC maintains a Board position. The GCEDC would not transfer the protected areas to NY Green, however. STAMP tenants, as part of the business park association, would be charged a common area fee based on the developable acreage at the STAMP site that would be paid to NY Green. In turn, NY Green would be responsible for the contractible obligations for mowing, etc. of common areas at the STAMP site.

Fund Commitment: None.

M. Clattenburg made a motion to recommend to the full Board the approval of the form and function of the maintenance of the common areas as outlined above; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zeliff - Yes
C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

The item was approved as presented.

3d. Access License Agreement for Edwards Vacuum and/or affiliates for due diligence work - Phillips Lytle has prepared for the GCEDC an Access License Agreement to allow Edwards Vacuum and their agents to enable their due diligence on GCEDC owned property for their proposed manufacturing facility until that work is complete or a Purchase and Sale Agreement is executed. Any contractors would

be required to sign indemnity agreements, provide proof of insurance and list the GCEDC as an additional insured on their policy with the applicable coverage limits as set forth by the GCEDC.

Fund Commitment: None.

Committee Action Request: Recommend approval of Access License Agreement.

M. Clattenburg made a motion to recommend to the full Board the approval of the Access License Agreement as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Zeff - Yes
C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

The item was approved as presented.

3e. CPL Proposal for SEQR Preparation for Infrastructure at STAMP - The GCEDC is currently preparing to complete a SEQR review of a couple of projects that are looking at the STAMP site. As a part of this review, the GCEDC has decided to include as much of the short-term and long-term infrastructure that is being contemplated at STAMP. This will enable less delays in permitting in the future when this infrastructure becomes necessary. To ensure that the SEQR analysis takes a hard look at the potential environmental impacts of this infrastructure, there is some design and engineering that needs to be completed. Clark Patterson Lee has prepared a proposal to reflect that work to support the SEQR analysis.

Fund Commitment: Not to exceed \$25,000 to be covered under the \$33 million grant.

Committee Action request: Recommend approval of the proposal from Clark Patterson Lee for the services needed to support the SEQR review of potential future infrastructure at STAMP.

C. Yunker made a motion to recommend to the full Board the approval of the CPL proposal for SEQR preparation for infrastructure at STAMP not to exceed \$25,000.00 as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zeff - Yes
C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

The item was approved as presented.

3f. e3communications STAMP Contract – e3communications, a professional media and public relations firm/ consultant, has submitted a proposal for 2023 services related to public relations and social media marketing for the Western New York Science and Technology Advanced Manufacturing Park (STAMP).

In 2022, e3communications supported GCEDC staff with STAMP planning, sales and marketing, and government/stakeholder relations; including support of the Edwards Vacuum project announcement, Plug Power's construction, and related activities. e3communications also maintains an expanded social media presence to audiences in project development and the greater public.

Fund Commitment: \$24,000 fund commitment. Funding is available and budgeted in the 2023 GCEDC Operations/Marketing budget for the full contract.

C. Yunker made a motion to recommend to the full Board the approval of the 2023 e3communications STAMP Contract not to exceed \$24,000; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zeff - Yes
C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

The item was approved as presented.

4. Adjournment

As there was no further business, M. Clattenburg made a motion to adjourn at 9:36 a.m., seconded by C. Kemp and passed unanimously.