

Meeting Agenda – STAMP Committee
 Genesee County Economic Development Center
 Wednesday, May 31, 2023 - 8:00 a.m.
 Location: 99 MedTech Drive, Innovation Zone

| Page #'s | Topic | Discussion Leader | Desired Outcome |
|----------|--|-------------------|-----------------|
| | 1. Call to Order – Enter Public Session | P. Zelif | |
| | 1a. Executive Session Motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105 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. 1b. Enter Public Session | P. Zelif | |
| 2-5 | 2. Chairman’s Report & Activities 2a. Agenda Additions / Deletions / Other Business 2b. Minutes: May 3, 2023 | P. Zelif | Vote |
| 6 | 3. Discussions / Official Recommendations to the Board: 3a. Easement Approval | M. Masse | Disc / Vote |
| 7-9 | 3b. KTA Preservation Contract | M. Masse | Disc / Vote |
| | 4. Adjournment | P. Zelif | Vote |



GCEDC STAMP Committee Meeting
Wednesday, May 3, 2023
Location: 99 MedTech Drive, Innovation Zone
8:00 a.m.

MINUTES

ATTENDANCE

Committee Members: C. Kemp, M. Clattenburg, C. Yunker, P. Zeliff
Staff: M. Masse, L. Casey, L. Farrell, S. Hyde, C. Suozzi, P. Kennett
Guests: M. Fitzgerald (Phillips Lytle/Video Conference), M. Landers (County Manager),
R. Crossen (Town of Alabama Supervisor)
Absent:

1. Call to Order / Enter Public Session

P. Zeliff called the meeting to order at 8:01 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 8:03 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 C. Kemp and approved by all members present.

1b. Re-Enter Public Session

M. Clattenburg made a motion to enter back into public session at 8:45 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: March 29, 2023

C. Yunker made a motion to approve the March 29, 2023 minutes; 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.

3. Discussions / Official Recommendations to the Board:

3a. NYISO Facilities Study Payment – The GCEDC has elected to proceed with the System Reliability Impact Study with the New York Independent Systems Operators to increase the mW available at STAMP from 300 to 600. The NYISO requires a good faith estimate of cost and time for this study of \$150,000 and to be completed in 150 days from the date upon which NYISO finalizes the base cases as required by the approved Study Scope.

Fund commitment: Not to exceed \$150,000 covered under the existing \$8 million NYESD grant.

Committee action request: Recommend approval to the full Board to pay a not to exceed amount of \$150,000 for the System Reliability Impact Study.

M. Clattenburg made a motion to recommend to the full Board the approval of the NYISO Facilities Study Payment not to exceed \$150,000 as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

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

3b. Contract with RLC Engineering – The GCEDC has previously completed a SIS study and facility study to enable the STAMP site with up to 300 mw. RLC Engineering was involved as a subconsultant of Black & Veatch for that study. The GCEDC has requested a contract from RLC to assist with the submittal of documentation as well as any on-call services in relation to the NYISO and any information that they may need to complete the study.

Fund commitment: Not to exceed \$15,000 covered under the existing \$8 million NYESD grant.

Committee action request: Recommend approval to the full Board to pay a not to exceed amount of \$15,000 to RLC Engineering for support for the System Reliability Impact Study.

M. Clattenburg made a motion to recommend to the full Board the approval of the RLC Engineering contract not to exceed \$15,000 as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

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

3c. Easement Approvals – In conjunction with the installation of the force main from the STAMP site to the direct discharge point at Oak Orchard Creek, there are several easements needed. We are seeking approval of the following easements:

- 1. Permanent Easement 16 and Temporary Easement 24 - \$1,000

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2. Temporary Easement 16 – Installation of water line from curb box to house (include in force main contract) Estimated at \$2,500
3. Permanent Easement 3 and Temporary Easement 5 – \$20,000

Fund Commitment: \$23,500 from the \$33 million.

Board Action Request: Approval of payment of \$23,500 to the holders of the easement numbers identified above.

C. Yunker made a motion to recommend to the full Board the approval of the ROW easement payments not to exceed \$23,500 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

3d. Keeler Change Order – Laydown Area & Hold & Haul Tank Installation - In conjunction with the construction of the lay down area to be utilized by National Grid for the power line reroute and the installation of the hold and haul tank, Keeler Construction is seeking a change order to cover the increase in costs of the project that have occurred. This project was originally scheduled to be completed in February of 2022 but had to be postponed due to issues with the NYSDEC. These two bids were issued as one contract. The change order will only be on the net overage of the total contract after combining the two.

The change order that was included with the meeting materials was for an increase of \$38,930. M. Masse stated that he asked Tom Carpenter from CPL to see if he could get this reduced and they came back with \$13,930.

Fund Commitment: \$13,930 from the agency operating funds.

Board Action Request: Approval of change order of \$13,930 to Keeler Construction Inc.

C. Yunker made a motion to recommend to the full Board the approval of the change order of \$13,930 to Keeler Construction Inc. 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

3e. 805 Lewiston Road House Transfer - The GCEDC has been contacted by Heather Grainy who is offering to remove the structure at 805 Lewiston Road at no cost to the GCEDC. Indemnity agreements and liability insurance will be required.

Fund commitment: None.

Committee action request: Recommend approval to the full Board to allow Heather Grainy and her agents to remove the structure at 805 Lewiston Road.

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C. Yunker made a motion to recommend to the full Board the approval to allow Heather Grainy and her agents to remove the structure at 805 Lewiston Road as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

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

3f. National Grid Engineering to Provide Service to WWTF - The GCEDC has made a request to National Grid to be able to provide a 2000 amp 277/480 volt service with a load of 1300 KW to the WWTF. To provide this service, National Grid is requesting \$5,000 to cover the design fee to bring that power to the facility.

Fund commitment: \$5,000 covered under the existing \$8 million NYESD grant.

Committee action request: Recommend approval to the full Board to pay \$5,000 for the design fee.

The Committee stated that the designs provided by the GCEDC’s engineers should be sufficient for National Grid to complete their scope of work to bring power to the WWTF. At this time, the Committee wishes to table this agenda item.

M. Clattenburg made a motion to table this agenda item; the motion was seconded by C. Kemp. Roll call resulted as follows:

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

4. Adjournment

As there was no further business, C. Yunker made a motion to adjourn at 8:52 a.m., seconded by M. Clattenburg and passed unanimously.

Mark Masse

STAMP Committee

June 1, 2023

STAMP Payment for easements

Discussion: In conjunction with the installation of the force main from the STAMP site to the direct discharge point at Oak Orchard Creek, there are a number of easements needed. We are seeking approval of the following easements:

1. Temporary Easement 27 – Installation of water line from curb box to house (include in forcemain contract) Estimated at \$2,500
2. Temporary Easement 29 - \$500

Fund Commitment: \$3,000 from the \$33 million.

Board Action Request: Approval of payment of \$3,000 to the holder of the easement numbers identified above.

Consultant for evaluation of Traditional Cultural Property (TCP) issues

Discussion: As part of the STAMP development and the neighboring Tonawanda Seneca Nation, in accordance with Section 106 for the wetland permits, the GCEDC is working with the Tonawanda Seneca Nation on an assessment of the TCP potentials as it relates to the criteria for eligibility of listing on the National Historic Register. KTA Preservation Specialists has prepared a proposal to prepare an assessment of any potential impacts to the Nation from the construction of a proposed development on the STAMP site.

Fund commitment: Not to exceed \$1,440 to be paid out of \$5,000 from Plug for the Access Agreement for the additional parking area.

Committee action request: Recommend approval of consultant contract with KTA Preservation Specialists for evaluation of TCP issues.

kta preservation specialists

422 Parker Avenue
Buffalo, New York 14216
716.864.0628
Email: ktraynor@kta-preservation.com

May 17, 2023

Genesee County Economic Development Center Leadership Genesee Class of 2002
99 MedTech Drive
Suite 106
Batavia, NY 14020

Attn.: Senior Vice President of Operations, Mark A Masse CPA

RE: Consultation – Preparation of Addendum to Initial Assessment Cultural Resource Screening Reports (Historic Resources) for STAMP Power Plug.

Dear Mr. Masse,

Kta preservation specialists proposes the following scope of work for the preparation of an Addendum to the Initial Assessment Cultural Resource Screening Report (Addendum) prepared for the STAMP Power Plug Project.

The Addendum will address the impact of a proposed temporary parking lot and will include the Project Description for the Parking Lot; Updated existing conditions for the area; update to the archaeological discussion in Section 3, which will clarify that this area has been previously reviewed and cleared for archaeological resources, and a discussion of potential impacts. The scope of work will not include other items discussed in the existing and previously approved Initial Assessment Cultural Resources Screening Report; rather, it will reference that document.

Project Tasks

- Mapping (2 hours)
- Draft Report (6 hours)
- Final Report (2 hours)
- Consultation/Meetings (2 hour)

Total Hours: 12

Deliverables

- Submission electronic copy of Report to GCEDC

<https://www.kta-preservation.com/>

The Addendum scope does not include any existing conditions documentation except as described above. The above hourly estimate represents a 'not to exceed' number. Any significant increase in the number of hours allotted for each task or additional scope must be approved by GCEDC.

The anticipated fee for the preparation of a Cultural Resource Screening Report as described above is One Thousand Four Hundred & Forty dollars (\$1,440.00).

Sincerely yours,



Kerry L. Traynor
Preservation Specialist

Cost and Work Scope Approved:

Signed _____

Title _____

Date _____