



**GCEDC Board Meeting  
Thursday, August 5, 2021  
Location: Innovation Zone  
3:00 PM**

**GCEDC MINUTES**

**Attendance**

Board Members: C. Yunker, T. Bender, M. Clattenburg, P. Battaglia, P. Zeliff  
Staff: L. Farrell, M. Masse, J. Krencik, S. Hyde, C. Suozzi, P. Kennett  
Guests: S. Noble-Moag (GGLDC Board Member), G. Torrey (GGLDC Board Member), T. Felton (GGLDC Board Member), D. Cunningham (GGLDC Board Member), R. Crossen (Town of Alabama Supervisor), R. Gaenzle (Harris Beach), Layne Dowdall (Investigative Post), Mark Scheer (Investigative Post), Charlie Cook (Liberty Pumps), Todd Audsley (Liberty Pumps)  
Via Video Conference - A. Walters (Phillips Lytle), C. Bucki (Phillips Lytle)  
Absent: M. Gray, A. Vanderhoof

**1.0 Call to Order**

P. Zeliff called the meeting to order at 3:03 p.m. in the Innovation Zone.

**1.1 Enter Executive Session**

C. Yunker made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 3:03 p.m. for the following reasons:

1. 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.
2. Discussions regarding proposed, pending or current litigation

The motion was seconded by T. Bender and approved by all members present.

Layne Dowdall (Investigative Post), Mark Scheer (Investigative Post), Charlie Cook (Liberty Pumps), and Todd Audsley (Liberty Pumps) left the meeting at 3:03 p.m.

A. Walters and C. Bucki with Phillips Lytle video conferenced into the meeting and spoke with the Board during executive session.

**1.2 Enter Public Session**

P. Battaglia made a motion to enter back into public session at 3:30 p.m., seconded by T. Bender and approved by all members present.

Layne Dowdall (Investigative Post), Mark Scheer (Investigative Post), Charlie Cook (Liberty Pumps), and Todd Audsley (Liberty Pumps) entered the meeting.

**2.0 Chairman’s Report & Activities**

**Presentation: Liberty Pumps** – C. Cook and T. Audsley described Liberty Pump’s current expansion and the need for a secondary access road into the AppleTree Acres Corporate Park. They also asked the Board for financial assistance in completing a traffic study for a potential access road into AppleTree Acres Park off of Route 19. Maps of the park, the anticipated expansion and the potential location of a secondary access road were handed out to the Board.

Charlie Cook (Liberty Pumps), and Todd Audsley (Liberty Pumps) left the meeting at 3:47 p.m.

**2.1 Upcoming Meetings:**

**Next Scheduled Board Meeting: Thursday, September 2<sup>nd</sup> at 4:00 p.m.**

Audit & Finance Committee Meeting: Tuesday, August 31<sup>st</sup> at 8:30 a.m.

STAMP Committee Meeting: Tuesday, August 31<sup>st</sup> at 10:30 a.m.

**2.2 Agenda Additions / Deletions / Other Business** - P. Zeliff asked the Board if the scheduled meetings in September were presenting a problem for anyone given that it is the Labor Day Holiday. He asked the staff to send out an email for availability to ensure that we had a quorum.

**M. Clattenburg made a motion to add 6.6 to the agenda, Water Recycling Study (STAMP); the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeliff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

**2.3 Minutes: July 1, 2021**

**C. Yunker made a motion to approve the July 1, 2021 minutes as presented; the motion was seconded by T. Bender. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeliff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

**3.0 Report of Management**

**3.1 YSG Solar Final Resolution** - The company is planning a community solar farm project in the Town of Batavia. The project is a 1.65 (AC) MW solar generation system that will be interconnected with National Grid. While acknowledging this project does not advance the job creation opportunity aspect of our IDA statutory powers, it does offer several other benefits that align with GCEDC statutory powers including advancing the health, general prosperity and economic welfare of the people of the state of New York (Genesee County).

The company plans to invest \$3.2M into the project and will received an estimated \$19,507 in mortgage tax exceptions, \$260,090 in sales tax exemptions and \$225,301 in a property tax abatement over 15 years. Total benefits anticipated are \$504,808. The economic impacts shows a rate of return based on the original property taxes of \$42.35 to \$1. The project will also fund a community benefit agreement for workforce development and economic development projects in Genesee County.

A public hearing was held on September 2, 2020. No written or oral comments were received.

See the Statement of Compliance of Project Criteria Listed in the Uniform Tax Exemption Policy (UTEPP), attached to the minutes for additional Project details and Board approvals.

Resolution No. 08/2021 - 01

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON SEPTEMBER 2, 2020, WITH RESPECT TO THE BATAVIA SOLAR, LLC (THE "COMPANY") PROJECT (THE "PROJECT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, RENOVATION AND EQUIPPING OF THE PROJECT, (B) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A TAX AGREEMENT AND (C) A MORTGAGE RECORDING TAX EXEMPTION AS PERMITTED BY LAW; (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, TAX AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

**P. Battaglia made a motion to accept final resolution #08/2021-01, authorizing incentives as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

C. Yunker excused himself from the meeting. He stated that he is a managing member of CY Farms and while there is no direct financial gain, he will recuse himself to avoid any appearance of conflict.

**3.2 NY CDG Genesee 1 Final Resolution** - The company is planning a community solar farm project in the Town of Elba. The project is a 5MW AC solar generation system that will be interconnected with National Grid.

The project will provide enhanced property tax payments via a 15-year PILOT that are significantly greater than the current agricultural-vacant land value of the project. The project will contribute

\$6,000/MWAC + a 2% annual escalator, with the 5 MW AC solar farm generating in excess of \$518,000 in PILOT payments over the 15-year term. The project will also fund a community benefit agreement for workforce development and economic development projects in Genesee County.

The project is aligned with New York's aggressive goals for renewable energy, energy efficiency and greenhouse gas reductions, and offer customers a 10% discount vs average market rates for the generated power.

In addition to these benefits, the project is supporting the continued viability of the agricultural economy in Genesee County.

The company plans to invest \$7.3M into the project and will received an estimated \$586,080 in sales tax exemptions and \$635,447 in a property tax abatement over 15 years. Total benefits anticipated are \$1,221,527. The economic impacts shows a rate of return based on the original property taxes of \$4.74 to \$1.

A public hearing was held on May 17, 2021. No written or oral comments were received.

See the Statement of Compliance of Project Criteria Listed in the Uniform Tax Exemption Policy (UTEP), attached to the minutes for additional Project details and Board approvals.

Resolution No. 08/2021 - 02

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON MAY 17, 2021, WITH RESPECT TO THE NY CDG GENESEE I LLC (THE "COMPANY") PROJECT (THE "PROJECT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, RENOVATION AND EQUIPPING OF THE PROJECT AND (B) A PARTIAL REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A TAX AGREEMENT; AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, TAX AGREEMENT, AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

**M. Clattenburg made a motion to accept final resolution #08/2021-02, authorizing incentives as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Abstain
T. Bender -	Yes	P. Zelif -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

C. Yunker rejoined the meeting.



**3.3 Trousdale Solar Final Resolution** - The company is planning a community solar farm project in the Town of Batavia. The project is a 5 (AC) MW solar generation system that will be interconnected with National Grid.

The project will provide enhanced property tax payments via a 15-year PILOT that are significantly greater than the current agricultural-vacant land value of the project. The project will contribute \$6,000/MWAC + a 2% annual escalator, with the 5 MWAC solar farm generating in excess of \$518,803 in PILOT payments to the Batavia City School District and Genesee County over the 15-year term. The project will also fund a community benefit agreement for workforce development and economic development projects in Genesee County.

The project is aligned with New York's aggressive goals for renewable energy, energy efficiency and greenhouse gas reductions, and offer customers a 10% discount vs average market rates for the generated power.

In addition to these benefits, the project is supporting the continued viability of the agricultural economy in Genesee County.

The company plans to invest \$7.8M into the project and will received an estimated \$624,204 in sales tax exemptions and \$538,247 in a property tax abatement over 15 years. Total benefits anticipated are \$1,162,451. The economic impacts shows a rate of return based on the original property taxes of \$4.74 to \$1.

A public hearing was held on July 23, 2021. No written or oral comments were received.

See the Statement of Compliance of Project Criteria Listed in the Uniform Tax Exemption Policy (UTEP), attached to the minutes for additional Project details and Board approvals.

Resolution No. 08/2021 - 03

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON JULY 23, 2021, WITH RESPECT TO THE TROUSDALE SOLAR, LLC (THE "COMPANY") PROJECT (THE "PROJECT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, RENOVATION AND EQUIPPING OF THE PROJECT AND (B) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A TAX AGREEMENT; AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, TAX AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

**P. Battaglia made a motion to accept final resolution #08/2021-03, authorizing incentives as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Battaglia - Yes  
T. Bender - Yes

C. Yunker - Yes  
P. Zeliff - Yes

M. Clattenburg - Yes  
A. Vanderhoof – Absent

M. Gray - Absent

**The item was approved as presented.**

**3.4 Trousdale Solar II Final Resolution** - The company is planning a community solar farm project in the Town of Batavia. The project is a 4 (AC) MW solar generation system that will be interconnected with National Grid.

The project will provide enhanced property tax payments via a 15-year PILOT that are significantly greater than the current agricultural-vacant land value of the project. The project will contribute \$6,000/MWAC + a 2% annual escalator, with the 5 MWAC solar farm generating in excess of \$415,042 in PILOT payments to the Batavia City School District and Genesee County over the 15-year term. The project will also fund a community benefit agreement for workforce development and economic development projects in Genesee County.

The project is aligned with New York's aggressive goals for renewable energy, energy efficiency and greenhouse gas reductions, and offer customers a 10% discount vs average market rates for the generated power.

In addition to these benefits, the project is supporting the continued viability of the agricultural economy in Genesee County.

The company plans to invest \$7M into the project and will received an estimated \$562,791 in sales tax exemptions and \$430,598 in a property tax abatement over 15 years. Total benefits anticipated are \$993,389. The economic impacts shows a rate of return based on the original property taxes of \$2.38 to \$1.

A public hearing was held on July 23, 2021. No written or oral comments were received.

See the Statement of Compliance of Project Criteria Listed in the Uniform Tax Exemption Policy (UTEP), attached to the minutes for additional Project details and Board approvals.

Resolution No. 08/2021 - 04

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON JULY 23, 2021, WITH RESPECT TO THE TROUSDALE SOLAR II, LLC (THE "COMPANY") PROJECT (THE "PROJECT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, RENOVATION AND EQUIPPING OF THE PROJECT AND (B) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A TAX AGREEMENT; AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, TAX AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

**P. Battaglia made a motion to accept final resolution #08/2021-04, authorizing incentives as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

**3.5 Gateway GS, LLC Final Resolution** - Gateway GS LLC (Gallina Development) is proposing to build out a third building at the GCEDC's Gateway II Corporate Park in the town of Batavia. The facility will be 27,000 SF and will be completed in 2022 for a single logistics-distribution tenant.

The project is investing \$2.36 million and is pledging to create 21 FTE's with an average salary of \$42,000 annually plus benefits.

The project is seeking assistance from the GCEDC in the form of a 10 year property tax abatement (\$257,971), a sales tax abatement (\$108,960), and a mortgage tax exemption (\$20,000). The project is investing \$28 into the local economy for every \$1 of public benefit.

A public hearing was held on July 23, 2021. No written or oral comments were received.

See the Statement of Compliance of Project Criteria Listed in the Uniform Tax Exemption Policy (UTEP), attached to the minutes for additional Project details and Board approvals.

Resolution No. 08/2021 - 05

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON JULY 23, 2021, WITH RESPECT TO THE GATEWAY GS, LLC (THE "COMPANY") PROJECT (THE "PROJECT"); (ii) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA; (iii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iv) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, RENOVATION AND EQUIPPING OF THE PROJECT AND (B) A REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A TAX AGREEMENT; AND (v) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, TAX AGREEMENT, MORTGAGE AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

**C. Yunker made a motion to accept final resolution #08/2021-05, authorizing incentives as presented; the motion was seconded by T. Bender. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent

A. Vanderhoof – Absent

**The item was approved as presented.**

**\*\*Gateway GS, LLC – Scrivner’s Error** – On October 7, 2021, included with Board materials was a corrected final resolution for the Gateway GS, LLC Project. The above resolution omitted language about the mortgage tax exemption even though it was clearly discussed as part of Board approvals on August 5, 2021. The corrected resolution was brought forward to show that the appropriate language is now reflected in the resolution. Per R. Gaenzle, a vote is not required.\*\*

**3.6 Liberty Pumps Initial Resolution** - Liberty Pumps is expanding their operation in the Town of Bergen at Apple Tree Acres industrial park. The company is planning on constructing a warehouse and manufacturing space of 107,138 sf to support continuing growth of Liberty Pumps.

The project is investing \$13.7 million and is pledging to create 30 FTEs with an average salary of \$52,000 annually plus benefits.

The project is seeking assistance from the GCEDC in the form of a 10 year property tax abatement (\$911,273), and a sales tax abatement (\$578,160). For every \$1 of public benefit, the company is investing \$29.

Resolution No. 08/2021 - 06

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION OF LIBERTY PUMPS, INC WITH RESPECT TO A CERTAIN PROJECT (THE "PROJECT"), (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT.

**P. Battaglia made a motion to accept initial resolution #08/2021-06, authorizing the scheduling of a public hearing; the motion was seconded by M. Clattenburg. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof –	Absent		

**The item was approved as presented.**

**4.0 Audit & Finance Committee**

**4.1 June 2021 Financial Statements** - L. Farrell reviewed the June 2021 financial statements with the Board. The following was noted:

- Restricted cash decreased mainly due to large expenses that were paid from the STAMP fund in June. L. Farrell is working on drawing down the next tranche of funds on the \$33M grant to replenish these funds.



- Received the project origination fee installment from HP Hood of \$279,645. The final payment will be received in 2022.
- In the operating fund, no projects closed in June and payroll is under where we anticipated to be at this time. There are a few line items that are over budget related to expenditures that are front loaded (i.e. Insurance and HSA contributions) as well as unemployment insurance. There was an unemployment rate increase adjustment for 2021 that was unbudgeted.
- The STAMP fund paid \$3M to National Grid on a cost reimbursement agreement to re-route a power line that bisects the STAMP site.
- Other than the above-mentioned items, there is normal monthly activity on the income statements for all funds.

The financial statements were reviewed in detail by the Committee and are recommended for approval.

**P. Battaglia made a motion to approve the June 2021 Financial Statements as presented; the motion was seconded by T. Bender. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeliff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

**4.2 2022 Budget Timeline** – L. Farrell stated that the budget does not have to be submitted into PARIS until November 1, but the County requires the GCEDC to submit the 2022 budget in early September. L. Farrell reviewed the budget worksheets and first draft of the budget in detail with the Committee. The Audit and Finance Committee will do a final review of the budget at its next meeting.

**4.3 John Jakubowski Contract** - John Jakubowski has provided a consulting agreement for the period of August 15, 2021 through August 14, 2022 to perform the following:

1. Perform consulting services to assist in the development and implementation of workforce development programs and training initiatives relative to the goals of the Company and its affiliates.
2. Consult with the VP of Business Development of the GCEDC and staff relative to the application, development and deployment of its workforce programs.
3. Consult with educational institutions who may serve as partners in the development, implementation and delivery of training programs. Specifically, interface with Genesee Community College and its BEST Center, other institutions of higher learning, the Genesee Valley Educational Partnership and local secondary schools as appropriate.
4. Provide consulting services as requested by the GCEDC / GGLDC.

The contract is based upon actual time spent. Last year we did not expend the entire \$29,500 due to COVID.

This contract is not to exceed \$29,800 in total between the GGLDC and GCEDC and was included in the GGLDC budget to be paid by Strategic Investment funds.

This was recommended for approval by the Committee.

**P. Battaglia made a motion to approve the John Jakubowski Contract as presented; the motion was seconded by T. Bender. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeliff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

### **5.0 Governance & Nominating Committee – C. Yunker**

**5.1 Nothing at this time.**

### **6.0 STAMP Committee – P. Zeliff**

**6.1 CC Environment 2021 Contract (Funding Reallocation)** – M. Masse asked the Committee to recommend to the full Board a reallocation of the CC Environment and Planning contract approved at the May Board meeting for \$10,000 to be paid under the \$8M ESD grant, to instead be paid under the \$33M ESD grant.

The contract is in connection with ongoing work at STAMP and will cover (1) onsite regulatory, industry permitting and land management support and (2) offsite regulatory, industry and permitting support.

This was recommended for approval by the Committee.

**P. Zeliff made a motion to approve the reallocation of the CC Environment and Planning contract for \$10,000 to be paid under the \$33M ESD grant; the motion was seconded by T. Bender. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeliff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

**6.2 Morsch Pipeline Change Order** – During construction of the Pembroke line, Morsch Pipeline had run into some unforeseen and unknown issues. One of the issues was sections of rock that were not found during the test bore drillings that were done prior to contracting. There was also one section of rock that was known but had archeological issues, so the plan was to directional drill through the rock. The rock proved to be too difficult to directional drill through so a switch was made to open trench cut that section, but the archeological issue needed to be cleared first. The change order reflects the two items listed above. M. Masse informed the committee that this is the 4<sup>th</sup> and final change order as he has received a certificate of substantial completion. M. Masse also mentioned that this is over the amount that was received from the County for this expense.

Fund Commitment: **\$41,287.50 to be covered by operating funds.**

This was recommended for approval by the Committee.

**P. Zelif made a motion to approve the 4<sup>th</sup> change order with Morsch Pipeline for \$41,287.50; the motion was seconded by T. Bender. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

**6.3 Dedication of Pembroke Line to Pembroke and Alabama** – The construction of the 12 inch transmission main line from Pembroke to Alabama is substantially complete with a few punch list items remaining. The GCEDC is looking to dedicate the transmission line to the Town of Pembroke and the Town of Alabama based on the location of the line. M. Masse presented a map that depicts who the transmission line will be dedicated to based upon location, this map is included in the agenda packet.

This was recommended for approval by the Committee.

**C. Yunker made a motion to approve the dedication of the transmission main line that runs from Pembroke to Alabama to the Town of Pembroke and the Town of Alabama based upon the location of the line; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

**6.4 Rent Payment for USFWS Force Main** – The GCEDC has received its revised draft permit from the US Fish and Wildlife Service (USFWS) regarding the force main that will go from the STAMP site to Oak Orchard Creek in Shelby. The appraisal for the right of way (ROW) was completed and sent into USFWS for their incorporation of a rent value into the permit. The amount for the rent charge is \$15,730 and is a one-time payment for the fifty year term of the permit. M. Masse mentioned that he asked for a copy of the appraisal but was not allowed to see a copy. The USFWS did treat the GCEDC as a governmental agency and waived all other fees.

Fund Commitment: \$15,730 to be covered by the \$33M ESD grant.

This was recommended for approval by the Committee.

**P. Zelif made a motion to approve the rent payment to USFWS for \$15,730 as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent

A. Vanderhoof – Absent

**The item was approved as presented.**

**6.5 Professional Services for Proposal for ROW Easement Acquisition** – The GCEDC has struggled to get property owners to enter into right of way (ROW) agreements for the construction of the force main that will discharge into Oak Orchard Creek. A proposal was received from Right of Way Professionals, LLC that does a lot of ROW work for municipalities and private companies.

Fund Commitment: Not to exceed \$24,000 to be covered by \$33M ESD grant.

This was recommended for approval by the Committee.

**C. Yunker made a motion to approve a contract with Right of Way Professionals for ROW Easement Acquisition not to exceed \$24,000 as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeliff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

**6.6 Water Recycling Study (STAMP)** – S. Hyde noted that there are a number of companies in the pipeline who have intense water / wastewater needs for the STAMP site. In order for them to make their site selection, S. Hyde believes that it is critical that a proof of concept study be completed. The study will evaluate the use of a recycling facility to be able to restore wastewater back into potable water for reuse.

Fund Commitment: Up to \$50,000 (operating funds).

This was recommended for approval by the Committee.

**P. Zeliff made a motion to approve a contract for up to \$50,000 to complete a study to evaluate the use of a water recycling facility; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeliff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

**7.0 Employment & Compensation – T. Bender**

**7.1 Nothing at this time.**

**8.0 Housing Committee – P. Battaglia**



**8.1 Nothing at this time.**

**9.0 Other Business**

**10.0 Adjournment**

As there was no further business, P. Battaglia made a motion to adjourn at 4:07 p.m., which was seconded by T. Bender and passed unanimously.

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Project Name: Batavia Solar, LLC- YSG

Board Meeting Date: August 6, 2020

## STATEMENT OF COMPLIANCE OF PROJECT CRITERIA LISTED IN UNIFORM TAX EXEMPTION POLICY (UTEP)

**PROJECT DESCRIPTION:** The company is planning a community solar farm project in the Town of Batavia. The project is a 1.65 (AC) MW solar generation system that will be interconnected with National Grid.

While acknowledging this project does not advance the job creation opportunity aspect of our IDA statutory powers, it does offer several other benefits that align with GCEDC statutory powers including advancing the health, general prosperity and economic welfare of the people of the state of New York (Genesee County).

Specific benefits offered by the project that align with these statutory powers include:

- Enhanced Property Tax Payments via a 15-year PILOT:
  - Property tax payments, via PILOT, offered by this project are significantly greater than the current Ag/vacant land value of the project.
  - @ \$5,500/MWAC + 2% annual escalator, the 1.65 MW solar farm will generate in excess of \$153,317 in PILOT payments over the 15-year term which is far greater than current assessed value of this Ag/Vacant land.
  - NYSERDA guidance suggests PILOT payments of \$1,700-\$5,100/MWAC in National Grid territory. The PILOT level concurred to here is above the top end of the NYSERDA range.
- Energy Discounts: The company will offer a 10% discount vs. average market rates for local residents who sign an agreement with the company to purchase solar energy from the project(s).
- Local Economic Development strategy / marketing alignment: Having renewable energy as an available local option is becoming a “preference item” for site selectors / companies conducting site location searches. Photovoltaic manufacturing is a “target sector” to attract investment/jobs @ STAMP.
- Workforce Development funding: The company understands the workforce development challenges of today related to a STEM enabled workforce and corporately will assist GCEDC by funding a community benefit agreement for workforce development and county economic development. The contribution will go toward the Genesee County STEM 2 STAMP workforce development program and related support for county economic development programming, with a core focus on STEM programming to aid area K-12 school districts and higher education programming.
- Environmental Benefits: The project generates no carbon footprint (greenhouse gas emissions) in its energy generation thereby providing environmental benefits to local residents.
- NYS Energy Policy (REV) alignment: NYS has aggressive goals for renewable energy, energy efficiency and greenhouse gas reduction by 2030, this project supports those goals.
- Reduced dependency on foreign oil: This project helps the United States continue its efforts to move away from foreign oil dependency/utilization.

**Criteria #1** – The Project pledges to create and/or retain quality, good paying jobs in Genesee County.

**Project details:** n/a

**Board Discussion:** None.

**Criteria #2-** Completion of the Project will enhance the long -term tax base and/or make a significant capital investment.

**Project details:** The project will enhance long term tax base with a planned new community solar farm and \$3,251,120 in capital investment. A fixed 15-year pilot with a 2% annual escalator priced at \$5,500/MWAC is proposed which is above the top end of the NYSERDA recommended range for projects located in National Grid territory in Western NY. The 1.65 MW solar farm will generate in excess of \$153,317 in PILOT payments over the 15-year term which is far greater than current assessed value of this Ag/Vacant land.

**Board Discussion:** None.

**C. Yunker made a motion to concur with Criteria #2; the motion was seconded by P. Battaglia.**

**Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

**Board Concurrence:**  YES  NO If no, state justification:

**Criteria #3-** The Project will contribute towards creating a “liveable community” by providing a valuable product or service that is underserved in Genesee County.

**Project details:** The company is assisting with a \$25,000 community benefit agreement for STEM oriented workforce training/county economic development programming to support STEM 2 STAMP workforce development programs/local economic development programming. Residents will be offered a 10% discount to average local market rates for solar energy.

**Board Discussion:** None.

**T. Bender made a motion to concur with Criteria #3; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent

A. Vanderhoof - Absent

**The item was approved as presented.**

Board Concurrence: **YES** NO If no, state justification:

**Criteria #4:** The Board will review the Agency's Fiscal and Economic Impact analysis of the Project to determine if the Project will have a meaningful and positive impact on Genesee County. This calculation will include the estimated value of any tax exemptions to be provided along with the estimated additional sources of revenue for municipalities and school districts that the proposed project may provide.

**Project details:** This solar project is generating an increase to the tax revenue of \$153,317 (both PILOT and Real Property taxes). This calculates to a rate of return based on the original property taxes \$42.35. Directly supports NYS Energy Policy (REV) alignment: NYS has aggressive goals for renewable energy, energy efficiency and greenhouse gas reduction by 2030, this project supports those goals.

**Board Discussion: None.**

**P. Battaglia made a motion to concur with Criteria #4; the motion was seconded by T. Bender.**

**Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

Board Concurrence: **YES** NO If no, state justification:

**Criteria #5:** The Project is included in one of the Agency's strategic industries: Agri-Business and Food Processing, Manufacturing, Advanced Manufacturing and Nano-Enabled Manufacturing, Life Sciences and Medical Device.

**Project details:** The company is a "downstream" developer/installer of Photovoltaic (solar) energy generation systems which is a target industry cluster / strategic industry focused on by the Agency to attract Photovoltaic (solar) manufacturing at STAMP.

**Board Discussion: None.**

**C. Yunker made a motion to concur with Criteria #5; the motion was seconded by P. Battaglia.**

**Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**



Board Concurrence:  YES NO If no, state justification:

**Criteria #6:** The Project will give a reasonable estimated timeline for the completion of the proposed project.

**Project details:** The project is planning to begin construction in Fall of 2020 and be operational by end of 2020.

**Board Discussion:**

**T. Bender made a motion to concur with Criteria #6; the motion was seconded by P. Battaglia.**

**Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

Board Concurrence:  YES NO If no, state justification:



Project Name: NY CDG Genesee 1, LLC – BW Solar Elba

Board Meeting Date: May 6, 2021

## STATEMENT OF COMPLIANCE OF PROJECT CRITERIA LISTED IN UNIFORM TAX EXEMPTION POLICY (UTEP)

### PROJECT DESCRIPTION:

The company is planning a community solar farm project in the Town of Elba. The project is a 5 (AC) MW solar generation system that will be interconnected with National Grid.

The project will provide enhanced property tax payments via a 15-year PILOT that are significantly greater than the current agricultural-vacant land value of the project. The project will contribute \$6,000/MWAC + a 2% annual escalator, with the 5 MWAC solar farm generating in excess of \$518,000 in PILOT payments over the 15-year term. The project will also fund a community benefit agreement for workforce development and economic development projects in Genesee County.

The project is aligned with New York's aggressive goals for renewable energy, energy efficiency and greenhouse gas reductions, and offer customers a 10% discount vs average market rates for the generated power.

In addition to these benefits, the project supporting the continued viability of the agricultural economy in Genesee County.

**Criteria #1** – The Project pledges to create and/or retain quality, good paying jobs in Genesee County.

**Project details:** n/a

**Board Discussion:** None.

**Criteria #2-** Completion of the Project will enhance the long -term tax base and/or make a significant capital investment.

**Project details:** The project will enhance long term tax base with a planned new community solar farm and \$7,326,000 in capital investment. A fixed 15-year pilot with a 2% annual escalator priced at \$6,000/MWAC is proposed which is above the top end of the NYSERDA recommended range for projects located in National Grid territory in Western NY. The 5 MW solar farm will generate in excess of \$518,000 in PILOT payments over the 15-year term which is far greater than current assessed value of this Ag/Vacant land.

**Board Discussion:** None.

**P. Battaglia made a motion to concur with Criteria #2; the motion was seconded by T. Bender.**

**Roll call resulted as follows:**

P. Battaglia - Yes  
T. Bender - Yes  
M. Clattenburg - Yes  
A. Vanderhoof - Absent

C. Yunker - Abstain  
P. Zelif - Yes  
M. Gray - Absent

**The item was approved as presented.**

**Board Concurrence:**  YES  NO **If no, state justification:**

**Criteria #3-** The Project will contribute towards creating a “livable community” by providing a valuable product or service that is underserved in Genesee County.

**Project details:** The company is assisting with a \$25,000 payment for STEM oriented workforce training/county economic development programming to support STEM 2 STAMP workforce development programs/local economic development programming. Residents will be offered a 10% discount to average local market rates for solar energy.

**Board Discussion: None.**

**T. Bender made a motion to concur with Criteria #3; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia - Yes  
T. Bender - Yes  
M. Clattenburg - Yes  
A. Vanderhoof - Absent

C. Yunker - Abstain  
P. Zelif - Yes  
M. Gray - Absent

**The item was approved as presented.**

**Board Concurrence:**  YES  NO **If no, state justification:**

**Criteria #4:** The Board will review the Agency’s Fiscal and Economic Impact analysis of the Project to determine if the Project will have a meaningful and positive impact on Genesee County. This calculation will include the estimated value of any tax exemptions to be provided along with the estimated additional sources of revenue for municipalities and school districts that the proposed project may provide.

**Project details:** This solar project is generating an increase to the tax revenue of \$ 452,956 (both PILOT and Real Property taxes). This calculates to a rate of return based on the original property taxes additional \$4.74 for every previous \$1. Directly supports NYS Energy Policy (REV) alignment: NYS has aggressive goals for renewable energy, energy efficiency and greenhouse gas reduction by 2030, this project supports those goals.

**Board Discussion: None.**

**M. Clattenburg made a motion to concur with Criteria #4; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia - Yes  
T. Bender - Yes  
M. Clattenburg - Yes

C. Yunker - Abstain  
P. Zelif - Yes  
M. Gray - Absent

A. Vanderhoof - Absent

**The item was approved as presented.**

Board Concurrence: **YES** NO If no, state justification:

**Criteria #5:** The Project is included in one of the Agency's strategic industries: Agri-Business and Food Processing, Manufacturing, Advanced Manufacturing and Nano-Enabled Manufacturing, Life Sciences and Medical Device.

**Project details:** The company is a "downstream" developer/installer of Photovoltaic (solar) energy generation systems which is a target industry cluster / strategic industry focused on by the Agency to attract Photovoltaic (solar) manufacturing at STAMP.

**Board Discussion:** None.

**T. Bender made a motion to concur with Criteria #5; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Abstain
T. Bender -	Yes	P. Zeff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

Board Concurrence: **YES** NO If no, state justification:

**Criteria #6:** The Project will give a reasonable estimated timeline for the completion of the proposed project.

**Project details:** The project is planning to begin construction in Spring of 2022 and be operational by end of 2022.

**Board Discussion:** None.

**P. Battaglia made a motion to concur with Criteria #6; the motion was seconded by T. Bender. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Abstain
T. Bender -	Yes	P. Zeff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

Board Concurrence: **YES** NO If no, state justification:





Project Name: Trousdale Solar, LLC-Batavia

Board Meeting Date: July 1, 2021

## STATEMENT OF COMPLIANCE OF PROJECT CRITERIA LISTED IN UNIFORM TAX EXEMPTION POLICY (UTEP)

### PROJECT DESCRIPTION:

The company is planning a community solar farm project in the Town of Batavia. The project is a 5 (AC) MW solar generation system that will be interconnected with National Grid.

The project will provide enhanced property tax payments via a 15-year PILOT that are significantly greater than the current agricultural-vacant land value of the project. The project will contribute \$6,000/MWAC + a 2% annual escalator, with the 5 MWAC solar farm generating in excess of \$518,803 in PILOT payments to the Batavia City School District and Genesee County over the 15-year term. The project will also fund a community benefit agreement for workforce development and economic development projects in Genesee County.

The project is aligned with New York's aggressive goals for renewable energy, energy efficiency and greenhouse gas reductions, and offer customers a 10% discount vs average market rates for the generated power.

In addition to these benefits, the project supporting the continued viability of the agricultural economy in Genesee County.

**Criteria #1** – The Project pledges to create and/or retain quality, good paying jobs in Genesee County.

**Project details:** n/a

**Board Discussion:** None.

**Criteria #2**- Completion of the Project will enhance the long -term tax base and/or make a significant capital investment.

Project details: The project will enhance long term tax base with a planned new community solar farm and \$7,802,556 in capital investment. A fixed 15-year pilot with a 2% annual escalator priced at \$6,000/MWAC is proposed which is above the top end of the NYSERDA recommended range for projects located in National Grid territory in Western NY. The 5 MW solar farm will generate in excess of \$518,000 in PILOT payments over the 15-year term which is far greater than current assessed value of this Ag/Vacant land.

**Board Discussion:** None.

**C. Yunker made a motion to concur with Criteria #2; the motion was seconded by T. Bender. Roll call resulted as follows:**

P. Battaglia - Yes

C. Yunker - Yes

T. Bender - Yes  
M. Clattenburg - Yes  
A. Vanderhoof - Absent

P. Zelif - Yes  
M. Gray - Absent

**The item was approved as presented.**

**Board Concurrence:** YES NO **If no, state justification:**

**Criteria #3-** The Project will contribute towards creating a “livable community” by providing a valuable product or service that is underserved in Genesee County.

**Project details:** The company is assisting with a \$25,000 payment for STEM oriented workforce training/county economic development programming to support STEM 2 STAMP workforce development programs/local economic development programming. Residents will be offered a 10% discount to average local market rates for solar energy.

**Board Discussion: None.**

**P. Battaglia made a motion to concur with Criteria #3; the motion was seconded by T. Bender.**

**Roll call resulted as follows:**

P. Battaglia - Yes  
T. Bender - Yes  
M. Clattenburg - Yes  
A. Vanderhoof - Absent

C. Yunker - Yes  
P. Zelif - Yes  
M. Gray - Absent

**The item was approved as presented.**

**Board Concurrence:** YES NO **If no, state justification:**

**Criteria #4:** The Board will review the Agency’s Fiscal and Economic Impact analysis of the Project to determine if the Project will have a meaningful and positive impact on Genesee County. This calculation will include the estimated value of any tax exemptions to be provided along with the estimated additional sources of revenue for municipalities and school districts that the proposed project may provide.

**Project details:** This solar project is generating an increase to the tax revenue of \$441,103 (both PILOT and Real Property taxes). This calculates to a rate of return based on the original property taxes additional \$4.38 for every previous \$1. Directly supports NYS Energy Policy (REV) alignment: NYS has aggressive goals for renewable energy, energy efficiency and greenhouse gas reduction by 2030, this project supports those goals.

**Board Discussion: None.**

**T. Bender made a motion to concur with Criteria #4; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Battaglia - Yes  
T. Bender - Yes  
M. Clattenburg - Yes  
A. Vanderhoof - Absent

C. Yunker - Yes  
P. Zelif - Yes  
M. Gray - Absent

The item was approved as presented.

Board Concurrence:  YES NO If no, state justification:

**Criteria #5:** The Project is included in one of the Agency's strategic industries: Agri-Business and Food Processing, Manufacturing, Advanced Manufacturing and Nano-Enabled Manufacturing, Life Sciences and Medical Device.

**Project details:** The company is a "downstream" developer/installer of Photovoltaic (solar) energy generation systems which is a target industry cluster / strategic industry focused on by the Agency to attract Photovoltaic (solar) manufacturing at STAMP.

**Board Discussion:** None.

**C. Yunker made a motion to concur with Criteria #5; the motion was seconded by T. Bender. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

The item was approved as presented.

Board Concurrence:  YES NO If no, state justification:

**Criteria #6:** The Project will give a reasonable estimated timeline for the completion of the proposed project.

**Project details:** The project is planning to begin construction in Fall of 2021 and be operational by end of 2022.

**Board Discussion:** None.

**T. Bender made a motion to concur with Criteria #6; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

The item was approved as presented.

Board Concurrence:  YES NO If no, state justification:



Project Name: Trousdale Solar II, LLC-Batavia

Board Meeting Date: July 1, 2021

## STATEMENT OF COMPLIANCE OF PROJECT CRITERIA LISTED IN UNIFORM TAX EXEMPTION POLICY (UTEP)

### PROJECT DESCRIPTION:

The company is planning a community solar farm project in the Town of Batavia. The project is a 4 (AC) MW solar generation system that will be interconnected with National Grid.

The project will provide enhanced property tax payments via a 15-year PILOT that are significantly greater than the current agricultural-vacant land value of the project. The project will contribute \$6,000/MWAC + a 2% annual escalator, with the 5 MWAC solar farm generating in excess of \$415,042 in PILOT payments to the Batavia City School District and Genesee County over the 15-year term. The project will also fund a community benefit agreement for workforce development and economic development projects in Genesee County.

The project is aligned with New York's aggressive goals for renewable energy, energy efficiency and greenhouse gas reductions, and offer customers a 10% discount vs average market rates for the generated power.

In addition to these benefits, the project supporting the continued viability of the agricultural economy in Genesee County.

**Criteria #1** – The Project pledges to create and/or retain quality, good paying jobs in Genesee County.

**Project details:** n/a

**Board Discussion:** None.

**Criteria #2-** Completion of the Project will enhance the long -term tax base and/or make a significant capital investment.

Project details: The project will enhance long term tax base with a planned new community solar farm and \$7,034,891 in capital investment. A fixed 15-year pilot with a 2% annual escalator priced at \$6,000/MWAC is proposed which is above the top end of the NYSERDA recommended range for projects located in National Grid territory in Western NY. The 5 MW solar farm will generate in excess of \$415,000 in PILOT payments over the 15-year term which is far greater than current assessed value of this Ag/Vacant land.

**Board Discussion:** None.

**C. Yunker made a motion to concur with Criteria #2; the motion was seconded by T. Bender. Roll call resulted as follows:**

P. Battaglia - Yes

C. Yunker - Yes

T. Bender - Yes  
M. Clattenburg - Yes  
A. Vanderhoof - Absent

P. Zeff - Yes  
M. Gray - Absent

**The item was approved as presented.**

**Board Concurrence:**  YES  NO **If no, state justification:**

**Criteria #3-** The Project will contribute towards creating a “livable community” by providing a valuable product or service that is underserved in Genesee County.

**Project details:** The company is assisting with a \$25,000 payment for STEM oriented workforce training/county economic development programming to support STEM 2 STAMP workforce development programs/local economic development programming. Residents will be offered a 10% discount to average local market rates for solar energy.

**Board Discussion: None.**

**P. Battaglia made a motion to concur with Criteria #3; the motion was seconded by T. Bender.**

**Roll call resulted as follows:**

P. Battaglia - Yes  
T. Bender - Yes  
M. Clattenburg - Yes  
A. Vanderhoof - Absent

C. Yunker - Yes  
P. Zeff - Yes  
M. Gray - Absent

**The item was approved as presented.**

**Board Concurrence:**  YES  NO **If no, state justification:**

**Criteria #4:** The Board will review the Agency’s Fiscal and Economic Impact analysis of the Project to determine if the Project will have a meaningful and positive impact on Genesee County. This calculation will include the estimated value of any tax exemptions to be provided along with the estimated additional sources of revenue for municipalities and school districts that the proposed project may provide.

**Project details:** This solar project is generating an increase to the tax revenue of \$316,192 (both PILOT and Real Property taxes). This calculates to a rate of return based on the original property taxes additional \$2.38 for every previous \$1. Directly supports NYS Energy Policy (REV) alignment: NYS has aggressive goals for renewable energy, energy efficiency and greenhouse gas reduction by 2030, this project supports those goals.

**Board Discussion: None.**

**T. Bender made a motion to concur with Criteria #4; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Battaglia - Yes  
T. Bender - Yes  
M. Clattenburg - Yes  
A. Vanderhoof - Absent

C. Yunker - Yes  
P. Zeff - Yes  
M. Gray - Absent



The item was approved as presented.

Board Concurrence: **YES** NO If no, state justification:

**Criteria #5:** The Project is included in one of the Agency's strategic industries: Agri-Business and Food Processing, Manufacturing, Advanced Manufacturing and Nano-Enabled Manufacturing, Life Sciences and Medical Device.

**Project details:** The company is a "downstream" developer/installer of Photovoltaic (solar) energy generation systems which is a target industry cluster / strategic industry focused on by the Agency to attract Photovoltaic (solar) manufacturing at STAMP.

**Board Discussion:** None.

**C. Yunker made a motion to concur with Criteria #5; the motion was seconded by T. Bender. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeliff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

Board Concurrence: **YES** NO If no, state justification:

**Criteria #6:** The Project will give a reasonable estimated timeline for the completion of the proposed project.

**Project details:** The project is planning to begin construction in Fall of 2021 and be operational by end of 2022.

**Board Discussion:** None.

**T. Bender made a motion to concur with Criteria #6; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeliff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

Board Concurrence: **YES** NO If no, state justification:



Project Name: Gateway GS, LLC (#3)

Board Meeting Date: July 1, 2021

## STATEMENT OF COMPLIANCE OF PROJECT CRITERIA LISTED IN UNIFORM TAX EXEMPTION POLICY (UTEP)

### PROJECT DESCRIPTION:

Gateway GS LLC (Gallina Development) is proposing to build out a third building at the GCEDC's Gateway II Corporate Park in the town of Batavia. Facility will be 27,000 SF and will be completed in 2022 for a single logistics-distribution tenant.

The project is investing \$2.36 million and is pledging to create 21 FTE's with an average salary of \$42,000 annually plus benefits.

The project is seeking assistance from the GCEDC in the form of a property tax abatement (\$257,971), a sales tax abatement (\$108,960), and a mortgage tax exemption (\$20,000).

**Criteria #1** – The Project pledges to create and/or retain quality, good paying jobs in Genesee County.

**Project details:** The project will create 21 FTE's with an average salary of \$42,000 annually + benefits

**Board Discussion:** None.

**P. Battaglia made a motion to concur with Criteria #1; the motion was seconded by T. Bender.**

**Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeliff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

**Board Concurrence:**  YES  NO If no, state justification:

**Criteria #2-** Completion of the Project will enhance the long -term tax base and/or make a significant capital investment.

**Project details:** The project will enhance long term tax base with an investment of \$2,306,000 and build a 27,000 sf facility.

**Board Discussion:** None.

**C. Yunker made a motion to concur with Criteria #2; the motion was seconded by T. Bender. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeliff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

**Board Concurrence:**  YES  NO **If no, state justification:**

**Criteria #3-** The Project will contribute towards creating a “livable community” by providing a valuable product or service that is underserved in Genesee County.

**Project details:** N/A

**Board Discussion:** None.

**Criteria #4:** The Board will review the Agency’s Fiscal and Economic Impact analysis of the Project to determine if the Project will have a meaningful and positive impact on Genesee County. This calculation will include the estimated value of any tax exemptions to be provided along with the estimated additional sources of revenue for municipalities and school districts that the proposed project may provide.

**Project details:** For every \$1 of public benefit the company is investing \$28 into the local economy

**Board Discussion:** None.

**T. Bender made a motion to concur with Criteria #4; the motion was seconded by M. Clattenburg. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeliff -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
A. Vanderhoof -	Absent		

**The item was approved as presented.**

**Board Concurrence:**  YES  NO **If no, state justification:**

**Criteria #5:** The Project is included in one of the Agency’s strategic industries: Agri-Business and Food Processing, Manufacturing, Advanced Manufacturing and Nano-Enabled Manufacturing, Life Sciences and Medical Device.

**Project details:** N/A

**Board Discussion:** None.

**Criteria #6:** The Project will give a reasonable estimated timeline for the completion of the proposed project.

**Project details:** The project is planning to begin construction in Fall of 2021 and be operational by end of 2022.

**Board Discussion:** None.

**C. Yunker made a motion to concur with Criteria #6; the motion was seconded by M. Clattenburg. Roll call resulted as follows:**

P. Battaglia - Yes

T. Bender - Yes

M. Clattenburg - Yes

A. Vanderhoof - Absent

C. Yunker - Yes

P. Zelff - Yes

M. Gray - Absent

**The item was approved as presented.**

Board Concurrence:  YES  NO If no, state justification: