



GCEDC Board Meeting
Thursday, March 6, 2025
Location: 99 MedTech Drive, Innovation Room
4:00 PM

GCEDC MINUTES

Attendance

Board Members: C. Yunker (Video Conference), C. Kemp, P. Zeliff, K. Manne, M. Clattenburg, P. Battaglia

Staff: M. Masse, L. Farrell, E. Finch, J. Krencik, C. Suozzi, P. Kennett

Guests: M. Brooks (GGLDC Board Member), D. Cunningham (GGLDC Board Member), S. Noble-Moag (GGLDC Board Member), J. Tretter (GGLDC Board Member), G. Torrey (GGLDC Board Member), R. Gaenzle (Harris Beach), M. Fitzgerald (Phillips Lytle), S. Maier (Harris Beach), R. Ball (Empire State Development), H. Owens (The Batavian), M. Landers (Genesee County Manger), R. Crossen (Town of Alabama Supervisor), E. Wackett (Short Eared Owl), J. Clarke, S. Howard, C. Zinni (Batavia Resident), A. Boyd, A. Yocina, K. Scilito, N. Keating, N. Besch-Turner, A. Giacalone, J. Washnis (13 Wham), L. Hartman, M. Carlson (Third Act Upstate), B. Fergusson (Climate Solutions Accelerator), S. Green, J. Keevert (NY Renews), A. Carlson, M. Rutigliano, Genesee County Sheriff Deputies

Absent: M. Gray

1.0 Call to Order

P. Zeliff called the meeting to order at 4:01 p.m. in the Innovation Zone.

All guests in attendance at this time, excluding GGLDC Board members, GCEDC legal counsel, R. Crossen, R. Ball, and M. Landers, left the meeting at 4:02 p.m. during executive session.

1.1 Enter Executive Session

P. Battaglia made a motion to enter executive session under the Public Officers Law Article 7, Open Meetings Law Section 105, at 4:02 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 K. Manne and approved by all members present.

1.2 Enter Public Session

P. Battaglia made a motion to enter back into public session at 4:18 p.m., seconded by M. Clattenburg and approved by all members present.

Guests returned to the meeting at 4:18 p.m.

2.0 Chairman’s Report & Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday, March 27th at 4:00 p.m.

Audit & Finance Committee Meeting: Thursday, March 27th at 3:00 p.m.

STAMP Committee Meeting: Wednesday, March 26th at 8:00 a.m.

Annual Meeting: Friday, April 25th at 11 a.m.

2.2 Agenda Additions / Deletions / Other Business –

P. Battaglia made a motion to add agenda item 6.1 Resolution of the GCEDC Declaring Consistency Determination Pursuant to the SEQR Concerning Project Double Reed at STAMP and agenda item 6.2 Final Resolution for Stream Data Centers, LLC; the motion was seconded by K. Manne. Roll call resulted as follows:

P. Zelif -	Yes	C. Yunker -	N/A (Video Conference)
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
P. Battaglia -	Yes		

Agenda items 6.1 and 6.2 were added to the agenda.

2.3 Minutes: February 6, 2025 –

K. Manne made a motion to accept the February 6, 2025 minutes as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

P. Zelif -	Yes	C. Yunker -	N/A (Video Conference)
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
P. Battaglia -	Yes		

The item was approved as presented.

3.0 Report of Management

3.1 Nothing at this time.

4.0 Audit & Finance Committee

4.1 Investment Report – The Investment Report summarizes the GCEDC’s bank balances, general ledger balances and interest income as of 12/31/24. As of 12/31/24, cash balances were fully collateralized. The GCEDC generated close to \$571,000 in interest income in 2024.

The report is required by PARIS and will be posted on the website.

This was recommended for approval by the committee.

K. Manne made a motion to approve the Investment Report as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

P. Zelif -	Yes	C. Yunker -	N/A (Video Conference)
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
P. Battaglia -	Yes		

The item was approved as presented.

4.2 Procurement Report – Public Authorities are required to report all procurement transactions active during the reporting period that have an actual or estimated value of \$5,000 or more. This report will be submitted to the PARIS system and posted on the website. The board has already approved most expenses or contracts that exceed \$5,000. Therefore, the Committee has already seen and approved most of the information that is collectively stated in this report.

This was recommended for approval by the committee.

K. Manne made a motion to approve the Procurement Report as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Zelif -	Yes	C. Yunker -	N/A (Video Conference)
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
P. Battaglia -	Yes		

The item was approved as presented.

5.0 Governance & Nominating Committee – C. Yunker

5.1 Authority Self Evaluation of Prior Year Performance – Public Authorities are required to perform a self-evaluation of prior year’s goals/measurements annually. This report shows the results against the goals and measurements that were set for 2024. This report will be posted to the website.

At the Governance and Nominating Committee meeting held on February 6, 2025, all agency performance results were reviewed related to 2024 goals. Highlights include:

- The Agency set a goal of capital investment commitment of \$48M for 2024 (not including any project over \$50 million in capital investment). The actual result from projects was \$144M. The total for year was over \$1B if Hecate Energy Cider Solar, which was over \$50M in capital investment, is included.
- The Agency also pledged to create 93 jobs from projects in 2024. These projects resulted in 96 jobs pledged in 2024.
- The GCEDC collected \$10.4M in project origination fee revenue as compared to the \$450K budgeted for 2024.

The report was included with the meeting materials.

This was recommended for approval by the committee.

P. Zelif made a motion to approve the Authority Self Evaluation of Prior Year Performance as presented; the motion was seconded by K. Manne. Roll call resulted as follows:

P. Zelif -	Yes	C. Yunker -	N/A (Video Conference)
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
P. Battaglia -	Yes		

The item was approved as presented.

5.2 The Mission Statement & Measurement Report - The Authority's Board must annually review the authority's mission statement and performance goals to ensure that its' mission has not changed and that the authority's performance goals continue to support its' mission. This report will be posted to the website and submitted to PARIS.

At the Governance and Nominating Committee meeting held on February 6, 2025, the Agency's mission statement and measurement report was reviewed. Highlights include:

The Agency set a goal of capital investment commitment of \$49.8M for 2025, which does not include any Mega projects (over \$50M capital investment commitment). It is also recommended that the Agency set a job creation goal of 93 jobs from projects in 2025, which doesn't include any mega projects. The other suggested goals are over-arching goals that the entire staff can work towards achieving and are still consistent with the Agency's mission.

The report was included with the meeting materials.

This was recommended for approval by the committee.

P. Battaglia made a motion to approve the Mission Statement & Measurement Report as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

P. Zelif -	Yes	C. Yunker -	N/A (Video Conference)
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
P. Battaglia -	Yes		

The item was approved as presented.

6.0 STAMP Committee – P. Zelif

6.1 Resolution of GCEDC Declaring Consistency Determination Pursuant to SEQR Concerning Project Double Reed at STAMP – P. Zelif stated that the STAMP Committee reviewed all public comments received in writing or at the public hearings for the data centers. The Committee also reviewed, in detail, staff and counsel's responses to each concern and/or objection.

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M. Fitzgerald stated that Project Double Reed complies with the conditions and thresholds that are set forth in the GEIS. The STAMP Tech Team Memo responds to all comments received, even those received after the deadline. The recommendation of the STAMP Tech Team and the STAMP Committee is that Project Double Reed complies with all conditions and thresholds that are within the GEIS.

M. Fitzgerald also noted that two letters were received, including one from the DEC and the other from the Tonawanda Seneca Nation. The Nation Letter was received earlier today (March 6th), and the DEC letter was received yesterday (March 5th). Both were received after the close of the public comment period; however, both have been reviewed. Neither letter raised any issues that were not previously addressed in the GEIS analysis for Project Double Reed. The Nation Letter requested that the Board refrain from acting on the application. M. Fitzgerald stated that from prior correspondence it is understood that the Nation is opposed to Project Double Reed, but again neither letter raises any new concerns that have not already been addressed.

The Committee recommended that the SEQR Resolution for Project Double Reed/Stream Data Centers is added to the Board agenda.

Resolution No. 03/2025 - 01

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/ B/ A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER DECLARING A CONSISTENCY DETERMINATION PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT CONCERNING PROJECT DOUBLE REED AT THE WESTERN NEW YORK SCIENCE & TECHNOLOGY ADVANCED MANUFACTURING PARK

P. Zelif made a motion to approve the Resolution #03/2025-01 of the GCEDC Declaring Consistency Determination Pursuant to the SEQR Concerning Project Double Reed at STAMP as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

P. Zelif -	Yes	C. Yunker -	N/A (Video Conference)
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
P. Battaglia -	Yes		

The item was approved as presented.

6.2 Steam Data Centers, LLC – Final Resolution - STREAM U.S. Data Centers, LLC is proposing to construct a 900,000 square-foot data center at the Western New York Science & Technology Advanced Manufacturing Park. The project is estimated to generate a total of \$218,450,978 in local municipal revenue over 20 years.

The STAMP Committee fully reviewed the project, including ensuring that the UTEP fully supports the grant of financial assistance to Project Double Reed. The qualitative UTEP factors, along with explanations of the applicability of each factor to the project is detailed within the Resolution.

A public hearing was held on February 3, 2025. The transcript of this public hearing is posted to the Agency's website.

The Committee recommended that the Final Resolution for Project Double Reed/Stream Data Centers is added to the Board agenda.

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Resolution No. 03/2025 - 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 FEBRUARY 3, 2025, WITH RESPECT TO THE STREAM U.S. DATA CENTERS, LLC (THE "COMPANY") PROJECT (THE "PROJECT"); (ii) AUTHORIZING (A) THE DISPOSITION OF THE LAND TO THE COMPANY AND (B) THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT, ALONG WITH RELATED DOCUMENTS; (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, AND EQUIPPING OF THE PROJECT; (B) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AS AUTHORIZED BY THE LAWS OF NEW YORK STATE AND (C) 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, PILOT MORTGAGE, MORTGAGE AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

P. Zeliff made a motion to accept Final Resolution #3/2025-02, authorizing the incentives as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

P. Zeliff -	Yes	C. Yunker -	N/A (Video Conference)
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Yes	M. Gray -	Absent
P. Battaglia -	Yes		

The item was approved as presented.

7.0 Employment & Compensation – M. Gray

8.0 Housing Committee – P. Battaglia

8.1 Nothing at this time

9.0 Other Business

9.1 Nothing at this time.

10.0 Adjournment

As there was no further business, K. Manne made a motion to adjourn at 4:26 p.m., which was seconded by P. Battaglia and passed unanimously.