



Meeting Agenda – STAMP Committee
 Genesee County Economic Development Center
 Wednesday, December 4, 2024 - 8:00 a.m.
 Location: 99 MedTech Drive, Innovation Zone

Page #'s	Topic	Discussion Leader	Desired Outcome
	1. Call to Order – Enter Public Session Presentation: E3Communications	P. Zelifff E. Wells	
	1a. Executive Session Motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105 for the following reasons: <ol style="list-style-type: none"> 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. Zelifff	
2-7	2. Chairman’s Report & Activities 2a. Agenda Additions / Deletions / Other Business 2b. Minutes: October 30, 2024	P. Zelifff	Vote
8-16	3. Discussions / Official Recommendations to the Board: 3a. Access Agreement for Project Double Reed	M. Masse	Disc / Vote
17-59	3b. SEQR Lead Agency for Project Double Reed	M. Masse	Disc / Vote
60-61	3c. Mowing Contract with Genesee County	M. Masse	Disc / Vote
62-68	3d. E3Communications Agreement	J. Krencik	Disc / Vote
	4. Adjournment	P. Zelifff	Vote



GCEDC STAMP Committee Meeting

Wednesday, October 30, 2024

Location: 99 MedTech Drive, Innovation Zone

8:00 a.m.

MINUTES

ATTENDANCE

Committee Members: M. Clattenburg, C. Yunker, C. Kemp
P. Zeliff (Video Conference. Not officially in attendance, as attendance location was not disclosed in public notice)

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

Guests: M. Fitzgerald (Phillips Lytle), R. McCrea (Potentia), M. Davis (Potentia), D. Mackenzie (JLL), S. Curley (JLL), C. Lee (JLL), J. Smurdon (JLL), M. Jackson (JLL), C. Malcomb (Hodgson Russ), T. Wasko (PRP), P. Griffin (Lechase), P. Battaglia (GCEDC/GGLDC Board Member), E. Ahdoot (Hypertec/Video Conference), R. Ball (ESD/Video Conference), R. Gaenzle (Harris Beach)

Absent:

1. Call to Order / Enter Public Session

C. Yunker called the meeting to order at 8:02 a.m. in the Innovation Zone.

Presentation: Project Hydroscale – Representatives from Project Hydroscale presented some key points about their potential project at STAMP. This project is a two-story, two-building datacenter campus with each building having a 450,000 sq ft. footprint that could be constructed on 45 acres. The project will also utilize a closed loop liquid cooling system. All heat can be recouped and used to heat greenhouses. The project will also have minimal water consumption, zero noise and an eco-friendly design. This project will be a \$4B to \$5B capital investment that attempts to use the least amount of land, and provides the most Cap-X per acre, as well as the most jobs per acre.

1a. Executive Session

M. Clattenburg made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 8:25 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 a 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.

At 8:25 a.m. the following guests left the meeting: R. McCrea (Potentia), M. Davis (Potentia), D. Mackenzie (JLL), S. Curley (JLL), C. Lee (JLL), J. Smurdon (JLL), M. Jackson (JLL), C. Malcomb (Hodgson Russ), T. Wasko (PRP), P. Griffin (Lechase), E. Ahdoot (Hypertec/Video Conference)

1b. Re-Enter Public Session

C. Kemp made a motion to enter back into public session at 8:54 a.m., seconded by M. Clattenburg and approved by all.

At 8:54 a.m. the following guests returned to the meeting: R. McCrea (Potentia), M. Davis (Potentia), D. Mackenzie (JLL), S. Curley (JLL), C. Lee (JLL), J. Smurdon (JLL), M. Jackson (JLL), C. Malcomb (Hodgson Russ), T. Wasko (PRP), P. Griffin (Lechase),

2. Chairman's Report & Activities

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

2b. Minutes: September 4, 2024

M. Clattenburg made a motion to approve September 4, 2024, minutes; the motion was seconded by C. Kemp. Roll call resulted as follows:

- P. Zeliff - N/A (Attendance location not disclosed in public notice)
- C. Yunker - Yes
- M. Clattenburg – Yes
- C. Kemp - Yes

The item was approved as presented.

3. Discussions / Official Recommendations to the Board:

3a. O'Connell Electric Substation Contract – O'Connell Electric has prepared a proposal to complete the construction of the substation. The reasons for utilizing O'Connell for this work are as follows:

1. They are already on-site doing work for another entity.
2. The project cannot withstand the delay that an RFP process would entail.
3. A second electrical firm would lead to confusion and finger pointing about any work quality or timeliness issues.
4. They are familiar with NYPA specifications and their engineering team as well since they have been working on this project with them.

Fund Commitment: \$31 million to be included in the \$56 million FAST NY award

Board Action Request: Recommend approval to the full Board of O'Connell Electric contract not to exceed \$31 million.

Resolution No. 10/2024 - 01

RESOLUTION (i) TAKING OFFICIAL ACTION TOWARD AND APPROVING THE PROCUREMENT OF CONSTRUCTION SERVICES (THE "SERVICES") RELATING TO THE AGENCY'S STAMP PROJECT, (ii)

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AUTHORIZING THE EXECUTION AND DELIVERY OF A CONSTRUCTION CONTRACT AND RELATED DOCUMENTS WITH RESPECT TO THE SERVICES (THE "CONTRACT"), (iii) AUTHORIZING THE EXPENDITURE OF THE NECESSARY FUNDS OF THE AGENCY WITH RESPECT TO THE SERVICES, AND (iv) AUTHORIZING THE TAKING OF OTHER ACTION IN CONNECTION THEREWITH.

C. Kemp made a motion to recommend to the full Board the approval of the O'Connell Electric Substation Contract not to exceed \$31M as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

P. Zeliff - N/A (Attendance location not disclosed in public notice)
C. Yunker - Yes
M. Clattenburg - Yes
C. Kemp - Yes

The item was approved as presented.

3b. Facilities Study for National Grid – The SIS study for the additional 300 MW off the NYPA 345 kv line has been completed. The next step is that a Facilities Study is completed on the proposed increase of 300 mw to the substation. National Grid will complete the study and is requesting a deposit of \$50,000 for this work.

Fund commitment: \$50,000 covered under the existing \$56 million FAST NY award or the \$8 million grant.

Committee action request: Recommend approval to the full Board to pay \$50,000 for the Facilities Study Agreement and signing of the agreement.

M. Clattenburg made a motion to recommend to the full Board the approval of the Facilities Study for National Grid not to exceed \$50,000 as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zeliff - N/A (Attendance location not disclosed in public notice)
C. Yunker - Yes
M. Clattenburg - Yes
C. Kemp - Yes

The item was approved as presented.

3c. Project Rampart Lead Agency – Included in the meeting materials is the SEQR Lead Agency Resolution. The GCEDC must send letters indicating intent to maintain lead agency status regarding Project Rampart to all interested and involved parties. This starts the 30-day time in which interested and involved agencies have an opportunity to respond. As lead agency the GCEDC is required to evaluate whether there are adverse environmental impacts that could occur because of Project Rampart and the additional and/or modified infrastructure that have not been previously evaluated in the STAMP environmental record.

Resolution No. 10/2024-02

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DRAFT

RESOLUTION DECLARING THE INTENT OF THE GENESEE COUNTY ECONOMIC
DEVELOPMENT CENTER TO ACT AS LEAD AGENCY PURSUANT TO THE STATE
ENVIRONMENTAL QUALITY REVIEW ACT

M. Clattenburg made a motion to move this agenda item “Project Rampart Lead Agency’ to the full Board for consideration without a recommendation; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zeliff - N/A (Attendance location not disclosed in public notice)
C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

The motion was approved.

3d. Project Rampart Access Agreement – Phillips Lytle has prepared for the GCEDC an Access License Agreement to allow Project Rampart and their agents to enable their due diligence on GCEDC owned property for their proposed 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 move this agenda item “Project Rampart Access Agreement” to the full Board for consideration without a recommendation; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zeliff - N/A (Attendance location not disclosed in public notice)
C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

The motion was approved.

3e. Draft Escrow Agreement - Due to the current interest in the STAMP site by data centers looking at overlapping acreage, it would be prudent for the Board to require these projects to enter into an agreement to cover the costs incurred by the GCEDC regarding their projects.

Fund Commitment: None.

Committee Action Request: Recommend approval of the draft agreement for the payment of project evaluation expenses attached.

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

P. Zeliff - N/A (Attendance location not disclosed in public notice)
C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

The item was approved as presented.

3f. Proposals from Consultants for Data Centers - Due to the current interest in the STAMP site by data centers, it would be prudent for the Board to engage with a consultant who can help review potential data center projects to ensure that the goals of the GCEDC and the STAMP site are achieved.

Fund Commitment: None.

Committee Action Request: Recommend approval of distributing a request for information to potential third-party consultants to advise on data center projects.

Resolution No. 10/2024-03

RESOLUTION DECLARING THE INTENT OF THE GENESEE COUNTY ECONOMIC
DEVELOPMENT CENTER TO REQUEST INFORMATION FROM THRID PARTY CONSULTANTS
TO EVALUATE PENDING DATA CENTER PROJECTS

M. Clattenburg made a motion to recommend to the full Board the approval of a Request for Information from Consultants to advise on Data Center projects as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zeliff - N/A (Attendance location not disclosed in public notice)
C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

The item was approved as presented.

3g. Phillips Lytle – FOIL Services – L. Farrell stated that there is a proposal from Phillips Lytle included in the packet for FOIL services related to STAMP that is not to exceed \$10,000.

C. Kemp made a motion to recommend to the full Board the approval of the Phillips Lytle Contract for FOIL services not to exceed \$10,000; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

P. Zeliff - N/A (Attendance location not disclosed in public notice)
C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

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The item was approved as presented.

4. Adjournment

As there was no further business, C. Kemp made a motion to adjourn at 9:02 a.m., seconded by M. Clattenburg and passed unanimously.

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Mark Masse

STAMP Committee

Review of Access License Agreement for Project Double Reed and/or affiliates for due diligence work

Discussion: Phillips Lytle has prepared for the GCEDC an Access License Agreement to allow Project Double Reed and their agents to enable their due diligence on GCEDC owned property for their proposed 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.

ACCESS LICENSE AGREEMENT

This Access License Agreement (this "Agreement") is made as of the date of the last party to sign (the "Effective Date") by and between Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center, a New York public benefit corporation, having an office at 99 MedTech Drive, Batavia, New York 14020-3141 ("GCEDC") and Project Double Reed LLC, with an address of [REDACTED] ("Project Double Reed"). GCEDC and Project Double Reed are collectively referred to herein as, the "Parties".

RECITALS

A. GCEDC is the fee simple owner of certain real property located in the Town of Alabama, County of Genesee and State of New York described on Schedule A attached hereto and as further shown on the map attached hereto as Schedule A (the "STAMP Project Double Reed Parcel").

B. The STAMP Project Double Reed Parcel is part of the larger site owned by GCEDC and known as the Western New York Science and Technology Advanced Manufacturing Park (the "STAMP Site").

C. GCEDC desires to grant to Project Double Reed a license on, over and through the STAMP Project Double Reed Parcel for the purpose of performing due diligence work on the parcel including, but not limited to, performance of a Phase 1 Environmental Site Assessment, geotechnical survey and review, and ALTA survey.

AGREEMENT

Now, therefore, the Parties agree as follows.

1. Grant of Access License. Subject to the terms and conditions of this Agreement, GCEDC hereby declares and establishes that there shall be a non-exclusive license for the benefit of Project Double Reed for access, ingress and egress of pedestrians, vehicles and equipment on and over the portions of the STAMP Project Double Reed Parcel identified on Schedule A for the purpose of conducting due diligence and investigating the site to determine if it is acceptable to Project Double Reed for the potential construction of a manufacturing facility (the "Access License"). This Access License shall remain in full force and effect until (i) written notification from Project Double Reed that it has completed its due diligence; (ii) the expiration of any due diligence period in any purchase agreement subsequently entered into by the parties (a "Purchase and Sale Agreement") or (iii) the acquisition of the STAMP Project Double Reed Parcel, whichever is earlier.

2. Access License Terms and Conditions. Project Double Reed's rights of access under this Agreement and the Access License shall be subject to the following terms and conditions:

- (i) Project Double Reed must provide GCEDC with at least two (2) days advance written notice prior to entering the STAMP Project Double Reed Parcel.
- (ii) Project Double Reed will not be permitted on the STAMP Project Double Reed Parcel without prior written approval from GCEDC, which approval is in GCEDC's sole and absolute discretion. Project Double Reed hereby acknowledges that some or all of the STAMP Project Double Reed Parcel is the subject of an existing, non-exclusive license for access to a third party, and that the notice provisions herein are intended to assist in coordinating access to the STAMP Project Double Reed Parcel between all parties with rights of access thereto.

3. Licenses Revocable. This Agreement and the Access License shall be fully revocable by GCEDC at any time until the Purchase and Sale Agreement executed by the Parties and is in effect. Upon the full execution of the Purchase and Sale Agreement and following its effective date, this Agreement may only be terminated as set forth in Section 1 above.

4. Reservation of Fee Simple Interest. The Licenses are created solely for the benefit of Project Double Reed and its affiliates, tenants, occupants, licensees, agents, employees, representatives, contractors, invitees, successors and/or assigns (collectively, the "User Parties"). Subject to the Access License, GCEDC reserves its fee simple interest in the STAMP Project Double Reed Parcel and all rights appertaining thereto, including without limitation, the right to engage in all acts or uses not prohibited by or inconsistent with this Agreement.

5. Insurance.

(a) At all times throughout the term of this Agreement, Project Double Reed shall maintain or cause to be maintained insurance against such risks and for such amounts as are customarily insured against by businesses of like size and type paying, as the same become due and payable, all premiums in respect thereto, including, but not necessarily limited to:

- (i) Builder's risk insurance covering loss caused by weather, fire, vandalism or theft affecting the due diligence work.
- (ii) Workers' compensation insurance, disability benefits insurance, and each other form of insurance which Project Double Reed is required by law to provide, covering loss resulting from injury, sickness, disability or death of employees of Project Double Reed.
- (iii) Insurance against loss or losses from liabilities imposed by law or assumed in any written contract and arising from personal injury and death or damage to the property of others caused by any accident or occurrence at the STAMP Project Double Reed Parcel or STAMP Site, with limits of not less than \$1,000,000 per accident or occurrence on account of personal injury, including death resulting therefrom, and not less than \$1,000,000 per accident or occurrence on account of damage to the property of others, excluding liability imposed upon Project Double Reed by any applicable workmen's compensation law; and a blanket excess liability policy in the amount not less than \$3,000,000, protecting Project Double Reed against any loss or liability or damage for personal injury or property damage.

(b) All insurance required by Section 4 and any insurance carried by the User Parties relating to the STAMP Project Double Reed Parcel shall name GCEDC as named insured. All insurance shall be procured and maintained in financially sound and generally recognized responsible insurance companies selected by Project Double Reed and authorized to write such insurance in the State of New York. Such insurance may be written with deductible amounts comparable to those on similar policies carried by other companies engaged in businesses similar in size, character and other respects to those in which Project Double Reed is engaged. All policies evidencing such insurance, shall provide for (i) payment of the losses of Project Double Reed and GCEDC as their respective interest may appear, and (ii) at least thirty (30) days' written notice of the cancellation thereof to Project Double Reed and GCEDC.

(c) All such certificates of insurance of the insurers that such insurance is in force and effect, shall be deposited with GCEDC on or before the commencement of the term of this Agreement. Prior to expiration of the policy evidenced by said certificates, Project Double Reed shall furnish GCEDC evidence that the policy has been renewed or replaced or is no longer required by this Agreement.

(d) GCEDC may, from time to time, request and obtain from Project Double Reed new or renewal insurance certificates following the termination or expiration of the previously delivered insurance certificates.

6. Compliance with Laws. Throughout the term of this Agreement, Project Double Reed, at its own sole cost and expense, shall promptly comply and cause the User Parties to comply with all present and future laws, ordinances, rules, regulations and requirements of all governmental authorities, which may be applicable to the access across the STAMP Project Double Reed Parcel.

7. Limitation on Recourse. Notwithstanding anything to the contrary provided in this Agreement, it is specifically understood and agreed that there shall be absolutely no personal liability on the part of any of the members, partners, shareholders or owners of the Parties, the User Parties, or any of its or their respective directors, officers, partners, managers, employees or agents (each, a "Party Protected Person"), for the payment of any amounts due or the performance of any other obligation of such Parties or User Parties under this Agreement. In furtherance of the foregoing, the Parties agree that neither shall seek nor obtain, nor be entitled to seek or obtain, any deficiency or other judgment against any Party Protected Person for any action or inaction under or in connection with this Agreement, and each party hereby releases any Party Protected Person from any such claims.

8. Indemnification. The Parties and the User Parties shall keep, save and hold harmless one another, respectively, from any and all claims, damages and liability of third parties resulting from injury or death of persons or physical loss of or damage to property of third parties caused by (i) the use of the STAMP Project Double Reed Parcel; or (ii) the negligence or willful misconduct by the Parties or the User Parties.

9. Environmental Condition. GCEDC represents and warrants to Project Double Reed that, to GCEDC's knowledge and without any duty of inquiry or investigation, (a) GCEDC has not received any notice of any violation of an environmental laws or regulations related to the STAMP Project Double Reed Parcel (or any portion thereof) and (b) GCEDC is not aware of the existence of any hazardous materials or other environmental conditions at the STAMP Project Double Reed Parcel (or any portion thereof), except as disclosed in the (i) Phase I Environmental Site Assessment of the Wyder Estate Properties (Parcel No. 10.-1-13) dated March 2013 and prepared by Watts Architecture & Engineering, and (ii) Phase I Environmental Site Assessment for Oakfield Alabama Realty (Parcel No. 10.-1-15.11) dated October 2013 and prepared by Watts Architecture & Engineering.

10. Subsequent Owners Bound; Agreement Runs with Land. The provisions of this Agreement shall run with the land and shall bind and inure to the benefit of and be enforceable by the Parties and any future owners of all or any portion of the land, and their respective successors and assigns.

11. No Dedication to Public. Nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of the properties subject to this Agreement to the general public for any public use or purpose whatsoever, it being GCEDC's intention that this Agreement is only for the benefit of Project Double Reed and the User Parties.

12. Notices. All notices, requests, demands, invoices, submissions and other communications under this Agreement shall be made in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whose notice is to be given or on the date received if sent by recognized overnight delivery service or certified US Mail to the party to whom notice is to be given and properly addressed as follows:

To GCEDC at:	To Project Double Reed at:
Attn: Mark Masse, President and CEO	
99 MedTech Drive	
Suite 106	
Batavia, NY 14020	

13. Amendment, Modification or Termination. This Agreement may be amended, modified or terminated only in a writing mutually agreed to, executed and acknowledged by the Parties.

14. Invalidity. The determination by any court that any provision hereof is unenforceable, invalid or void shall not affect the enforceability or validity of any other provisions hereof.

15. Governing Law. This Agreement shall be construed in accordance with the laws of the State of New York, without regard to any conflict of law provision. Any disputes arising hereunder shall be settled in the state courts sitting in the County of Genesee, State of New York or the federal courts in the Western District of New York, and both Parties consent to the personal jurisdiction of said courts and agree not to challenge or assert any defense to the jurisdiction of said courts.

16. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have each caused this Agreement to be executed by their respective duly authorized representatives, with the intention that it be effective as of the Effective Date.

Genesee County Industrial Development
Agency d/b/a Genesee County Economic
Development Center

Date _____

By: _____

Name: _____

Its: _____

SDC Technology Services, LLC

Date _____

By: _____

Name: _____

Its: _____

ACKNOWLEDGEMENT

STATE OF NEW YORK)
) ss.:
COUNTY OF _____)

On this ____, day of _____ in the year 2024, before me personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed in the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF _____)

On this ____ day of _____ in the year 2024, before me personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed in the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

SCHEDULE A
(STAMP Project Double Reed Parcel map)

A regular meeting of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center (the "Agency" or "GCEDC") was convened in public session at 99 MedTech Drive, Suite 106, Batavia, New York 14020, on December 5, 2024, at 4:00 p.m., local time.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Agency were:

PRESENT:

Peter Zeliff, Chairman
Matthew Gray
Craig Yunker
Paul J. Battaglia
Chandy Kemp
Kathleen Manne
Marianne Clattenburg

ABSENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Mark Masse	President & CEO
Matthew Fitzgerald	Legal Counsel

The attached resolution no. ____ was offered by _____, seconded by _____:

Resolution No. ___ - ___ - ___

RESOLUTION DECLARING THE INTENT OF THE GENESEE COUNTY
ECONOMIC DEVELOPMENT CENTER TO ACT AS LEAD AGENCY
PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT

Project Name: Western new York Science and Technology Advanced
Manufacturing Park ("STAMP") - Project Double Reed

Location: 6840 Crosby Road, Town of Alabama, NY 14013 ("Site")

WHEREAS, the Genesee County Industrial Development Agency d/b/a the Genesee County Economic Development Center ("GCEDC"), in conjunction with the Genesee Gateway Local Development Corporation ("GGLDC"), the non-profit real estate affiliate of the GCEDC, STAMP Sewer Works, Inc. ("SSW"), and STAMP Water Works, Inc. ("SWW"), have been working on the development of the Western New York Science & Technology Advanced Manufacturing Park ("STAMP" or the "Project"), an advanced manufacturing technology campus on approximately 1,262 acres located on the west side of New York State Route 63/77, approximately five miles north of the I-90/New York State Thruway ("Site") in the Town of Alabama, New York ("Town"); and

WHEREAS, the Agency is authorized and empowered by the provisions of the Chapter 1030 of the Laws of 1969 of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 71 of the 1972 Laws of New York, as amended, constituting Section 895-e of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, renovating, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, development of STAMP has undergone comprehensive review of potential environmental impacts pursuant to the State Environmental Quality Review Act

("SEQRA"), resulting in the completion of Final Generic Environmental Impact Statement ("FGEIS") and the issuance of a written Findings Statement ("2012 Findings") on March 12, 2012 (collectively, the FGEIS and the 2012 Findings are referred to as the "STAMP GEIS"); and

WHEREAS, subsequent development and modifications to STAMP have undergone additional SEQRA review including a smart growth impact statement ("SGIS"); a 2016 Amended Findings Statement to the FGEIS ("2016 Amended Findings"); a 2020 Amended Findings Statement to the FGEIS ("2020 Amended Findings"); a 2021 a SEQRA determination ("2021 SEQR Determination"); a 2022 SEQR update ("2022 SEQR Update"); a negative declaration issued in 2022 ("2022 Negative Declaration"); an amendment to the 2022 Negative Declaration ("2022 Second Amended Negative Declaration"); a negative declaration in 2023 (the "February 2023 Negative Declaration"); and an additional negative declaration in 2024 (the "2024 Negative Declaration"); and

WHEREAS, together, the GEIS, the 2012 Findings, the SGIS, the 2016 Amended Findings, the 2020 Amended Findings, the 2021 SEQR Determination, 2022 SEQR Update; 2022 Negative Declaration, 2022 Amended Negative Declaration, 2022 Second Amended Negative Declaration, the February 2023 Negative Declaration, and the 2024 Negative Declaration constitute the prior environmental reviews for STAMP (collectively, these documents, including each and every supporting document referenced therein, are referred to as the "STAMP GEIS"); and

WHEREAS, in connection with the Project, the Agency received an application for the purchase of land for the proposed construction and operation of a data center project at STAMP ("Project Double Reed")

WHEREAS, in light of the Project Double Reed application, and pursuant to SEQRA, the Agency must satisfy the requirements contained in SEQRA to determine whether Project Double Reed will result in any significant adverse environmental impacts that were not addressed in the STAMP GEIS; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER AS FOLLOWS:

Section 1. The Agency, having served as the Lead Agency for all development related to STAMP since its inception, proposes to conduct a coordinated review for this Type I action and believes, as the entity with primary responsibility for the review and implementation of Project Double Reed, that it is in the best position to investigate all potential impacts associated with Project Double Reed (in close cooperation with relevant regulatory authorities), and has the authority to impose any and all

appropriate mitigation measures. Thus, the Agency declares its intent to act as Lead Agency for Project Double Reed.

Section 2. The Agency requests that all involved agencies have the appropriate personnel within each agency review Part 1 of the Environmental Assessment Forms ("EAFs") and provide the Agency with any comments the Agency should consider concerning Lead Agency status for Project Double Reed.

Section 3. The President & CEO of the Agency is hereby authorized and directed to distribute appropriate notice of this Resolution to all potential interested and/or involved agencies and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 4. This Resolution, which was adopted by a majority vote of the Agency on December 5, 2024, shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Peter Zeliff	VOTING _____
Matthew Gray	VOTING _____
Paul Battaglia	VOTING _____
Marianne Clattenburg	VOTING _____
Chandy Kemp	VOTING _____
Kathleen Manne	VOTING _____
Craig Yunker	VOTING _____

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF GENESEE)

I, the undersigned (Assistant) Secretary of the Genesee County Industrial Development Agency d/b/a the Genesee County Economic Development Center (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the Agency, including the Resolution contained therein, held on December 5, 2024 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this ___th day of December, 2024.

(Assistant) Secretary



BUF01 – PROJECT DOUBLE REED

GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER DEVELOPMENT APPLICATION

BUF01 - GCEDC Application

NOVEMBER 26, 2024

DEVELOPMENT APPLICATION

Project Name: BUF01 – Project Double Reed

Location: Genesee County, New York

Date: November 26, 2024

To: **Mark Masse**
President and CEO
Genesee County Economic Development Center

Chris Suozzi
Executive VP of Business and Workforce Development
Genesee County Economic Development Center

From: **Bradley Wells**
Site Selection and Development Manager
Stream Data Centers

INTRODUCTION

Company Overview

Since 1999, Stream Data Centers has set new standards for innovation, operational excellence, and sustainability in the data center industry. With over 90% of its inventory leased to Fortune 100 customers, the company has acquired, developed and managed complex data center projects for the world's most demanding users.

From location strategy and site selection to data center construction and operations, Stream focuses on build-to-suit facilities for hyperscale users in major markets across the United States. Further, as the company's site development affiliate, Headwaters employs a team of hyperscale experts dedicated to data center industry, helping Stream and others uncover low-risk land sites for optimum data center development. Additionally, Stream provides energy procurement services with a focus on reducing market risk and providing low-cost renewable energy options.

Stream Data Centers is headquartered in Dallas, Texas and is the technical real estate affiliate of Stream Realty Partners, a full service commercial real estate investment, development and services company with 1,400+ professionals in 17 core markets, and \$8.8 billion in annual transactions.

Why Stream?

Stream is more than just a development partner; we're a catalyst for progress. With a proven track record spanning over 25 years, we've been at the forefront of the data center industry since its beginnings, transforming communities and driving economic growth.

Our vision aligns seamlessly with the goals of the Science Technology and Advanced Manufacturing Park (STAMP) as the heart of the Buffalo-Rochester Tech Corridor. We possess the financial capacity, technical expertise, and unwavering commitment to bring multi-billion-dollar projects to life, right here in Genesee County.

By choosing Stream, you're not just selecting one of the best data center development and operational teams you're investing in a future filled with:

- **Job Creation:** Skilled, high-paying jobs that stimulate the local economy.
- **Significant Revenue:** Substantial tax revenue to support essential community services.
- **Community Pride:** Development that positions Genesee County as a hub for innovation and technology.

Let's work together to turn the vision of STAMP into a reality.

Project Description

A State-of-the-Art Data Center Campus

Project Double Reed is a 1,200,000-square-foot data center campus and demonstrates Stream Data Centers' commitment to developing projects that benefit local communities. Our facilities are designed to be both technologically advanced and aesthetically pleasing. Further, as a leading partner to world-class tech companies, Stream Data Centers is developing this facility to meet their exacting needs, and this project is currently engaged with a Fortune 50 company as a tenant.

Economic Impact and Job Creation

The development of this data center will significantly contribute to the local economy. It will generate substantial investment in construction and critical infrastructure and create numerous skilled, high-paying jobs in technical and support roles. This includes permanent positions for skilled trade professionals to maintain critical equipment, IT support, and physical security personnel. The project is expected to sustain a workforce of approximately 140 employees. Data centers are a valuable asset to local communities, generating substantial revenue without placing a significant burden on public services.

Infrastructure

To ensure the project's long-term sustainability and minimal environmental impact, the data center project will incorporate a comprehensive infrastructure design. This includes advanced energy strategies, efficient water usage, and acoustic mitigation measures.

- **Energy Strategy:** Advanced cooling technologies will minimize energy consumption and reduce environmental impact. The project will require a connection to the utility power grid. The Genesee Economic Development Center (GECEDC) has secured NYISO approval for a 300MW substation and its expansion to 600MW total. The project is estimated to require approximately 250MW of utility power.
- **Emergency Backup Power:** Emergency diesel-powered generators will provide backup power, ensuring uninterrupted operations during utility power outages to support critical IT and house loads, such as lighting and essential health, safety, and security systems. Due to the infrequent use of these generators given the project's connection to high-voltage transmission infrastructure, it is anticipated that air emissions for the project will comply with all state and local requirements.
- **Water Efficiency and Conservation:** The facility's water and wastewater usage are anticipated to be similar to that of a small office building with a comparable number of occupants. Water consumption will primarily be for domestic purposes, such as restroom facilities and limited kitchen preparation. Building cooling will be achieved through the use of air-cooled technology.
- **Environmental Management:** The project will avoid sensitive environmental resources, including wetlands and streams. Best management practices will be implemented to capture, treat, and release rainwater runoff from the site. The preliminary site design includes stormwater management basins for volume control. Additional treatment measures will be considered during detailed design and engineering.
- **Acoustics Approach:** To optimize development alignment with STAMP's intended uses, we will conduct professional noise studies and modeling during the design and engineering phase. Our team will engineer acoustic treatments as a result of these studies for potential noise sources, such as emergency backup units and cooling equipment, to ensure strict adherence to all local permitting and ordinance requirements.

Community Integration and Safety

While driving technological advancement, the project is committed to being a good neighbor. Through thoughtful design and careful planning, we aim to enhance the local community.

- **Architectural Design:** The project will incorporate architectural design that enhances the site through landscape, building fenestration, and material detailing. These interventions will work cohesively to integrate the buildings into their wider context of STAMP, highlighting the innovation being developed there.

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Preliminary conceptual designs as shown in the following exhibits and supplementary materials include two options, which will be based on the final technical requirements of the expected tenant:

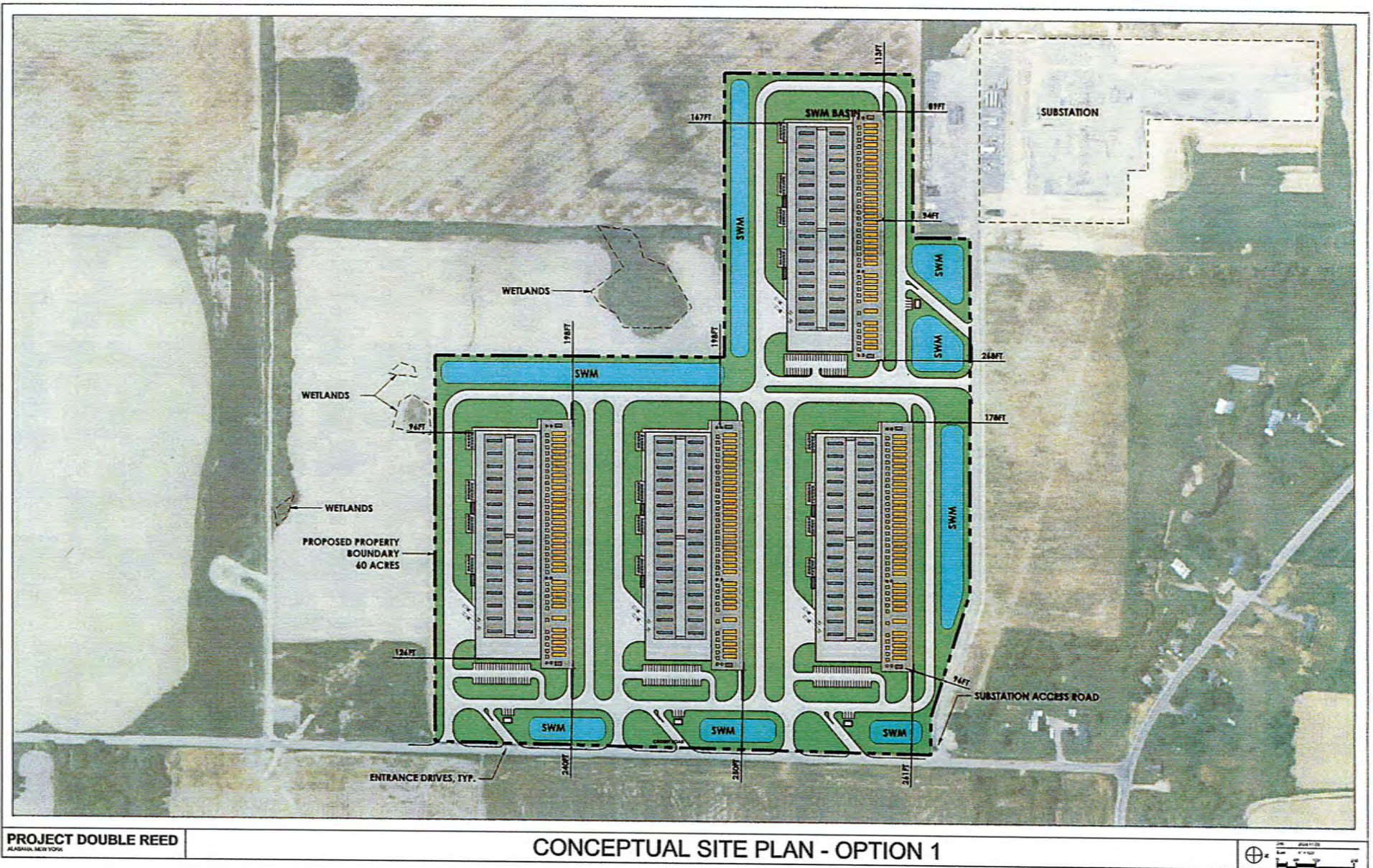
- **Option 1:** Four, two-story buildings totaling approximately 1,200,000 square feet, with an expected building height of 50-feet to the parapet and 65-feet to the top of the architectural rooftop screen.
 - **Option 2:** Three, one-story buildings totaling approximately 900,000 square feet, with an expected building height of 33-feet to the parapet and 41-feet to the top of the architectural rooftop screen.
-
- **Public emergency services:** Demand on public emergency services for data center facilities are low. Data center facilities directly hire professional emergency and security services for support of operations, reducing the demand on external services. Further, these advanced facilities have detailed emergency response plans, ensuring that any emergency has detailed and rehearsed scenarios to ensure the health, safety, and welfare of staff and visitors. These plans aid in determining appropriate escalation for emergencies which rise above the standard operational capabilities of on-site staff and are closely coordinated with local emergency services.

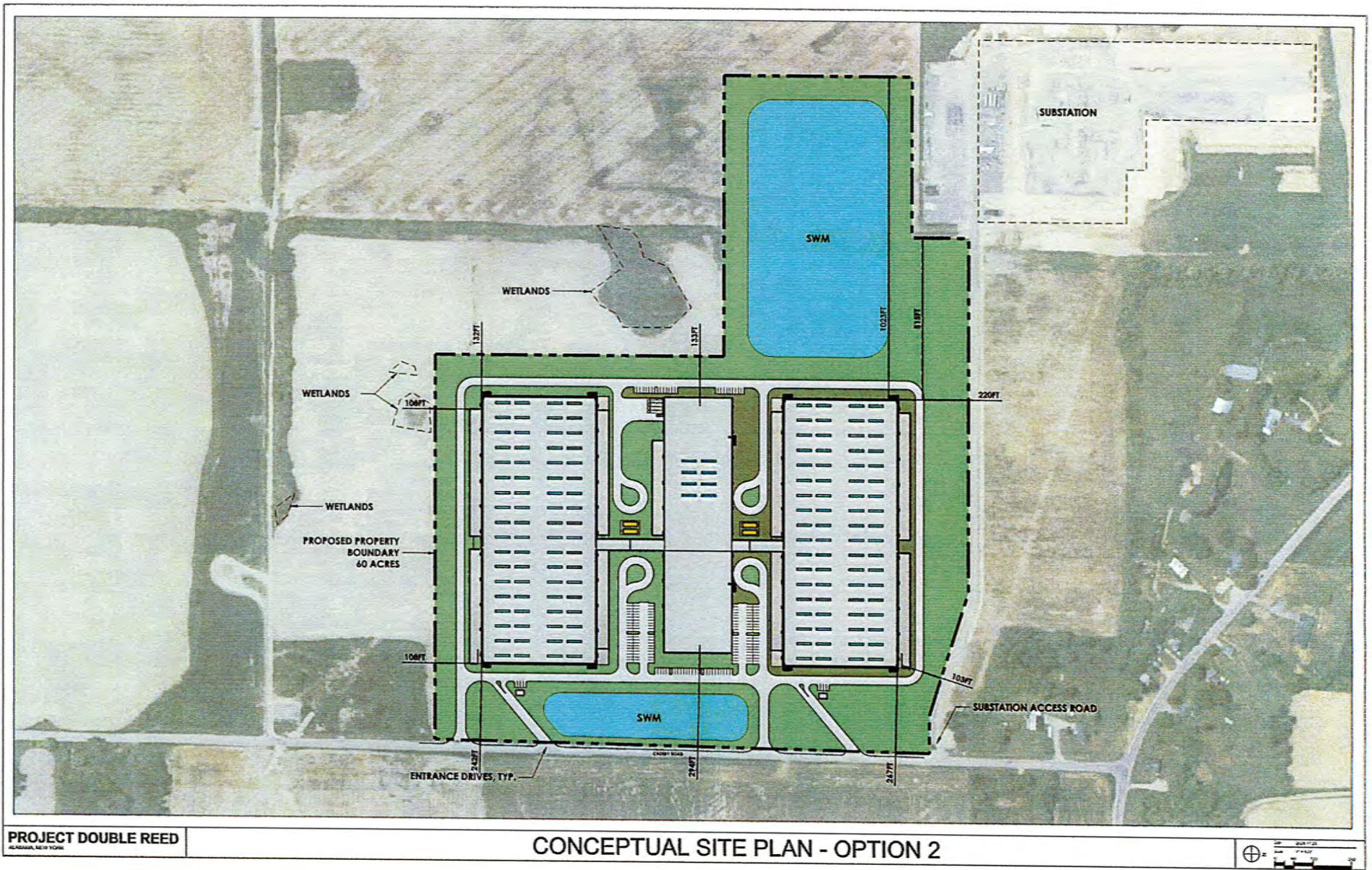
 - **Traffic:** Traffic impacts to the local road network during operation are limited to passenger vehicles associated with employees, with limited/infrequent heavy-duty vehicles for delivery / equipment maintenance.

Project Double Reed is poised to deliver a world-class data center facility that aligns with the vision of the Genesee Economic Development Center (GCEDC). Our commitment to sustainability, community integration, and operational excellence makes us the ideal partner to bring this project to life.

EXHIBITS AND SUPPLEMENTARY MATERIALS

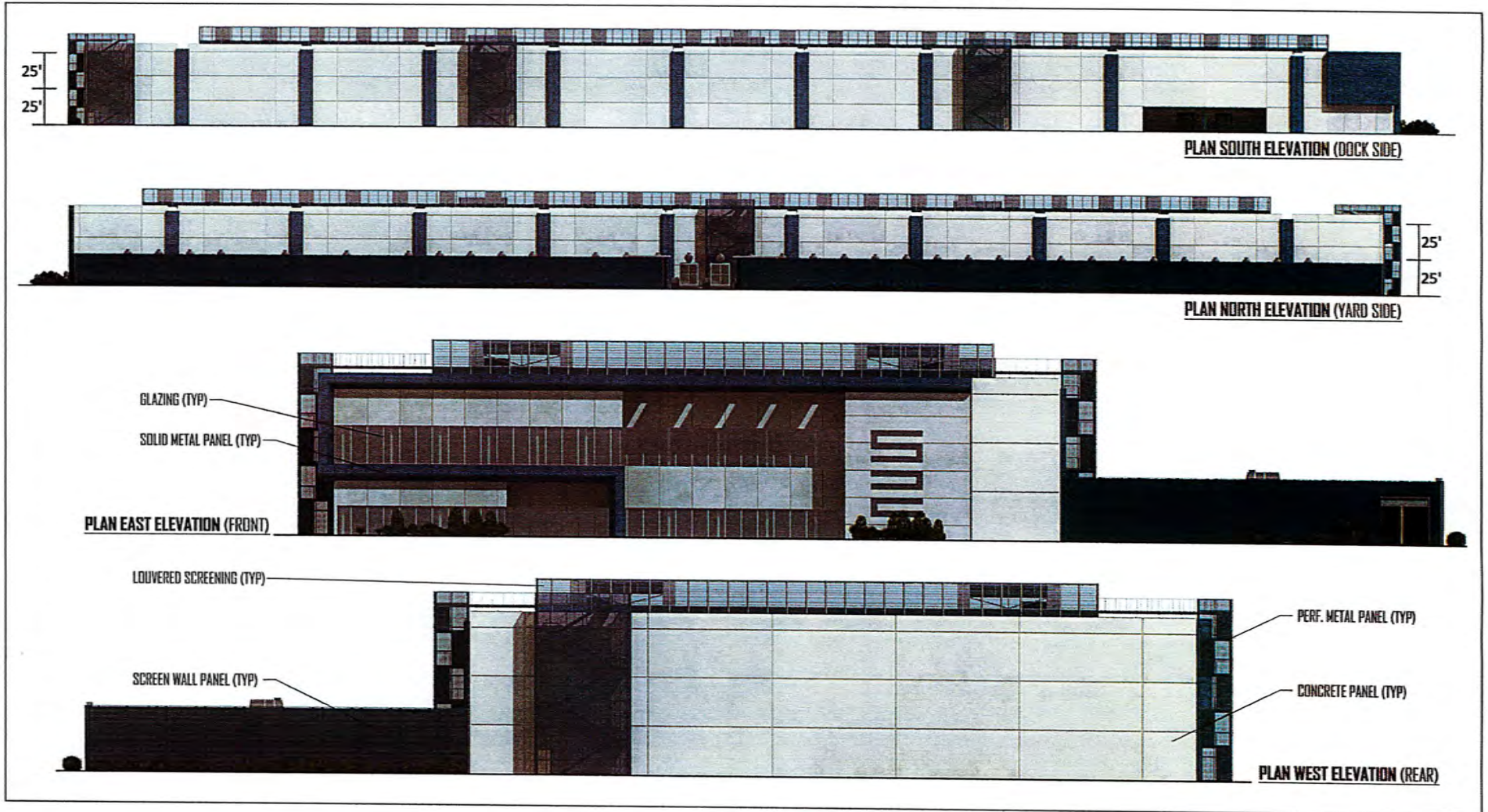
CONCEPTUAL SITE PLANS



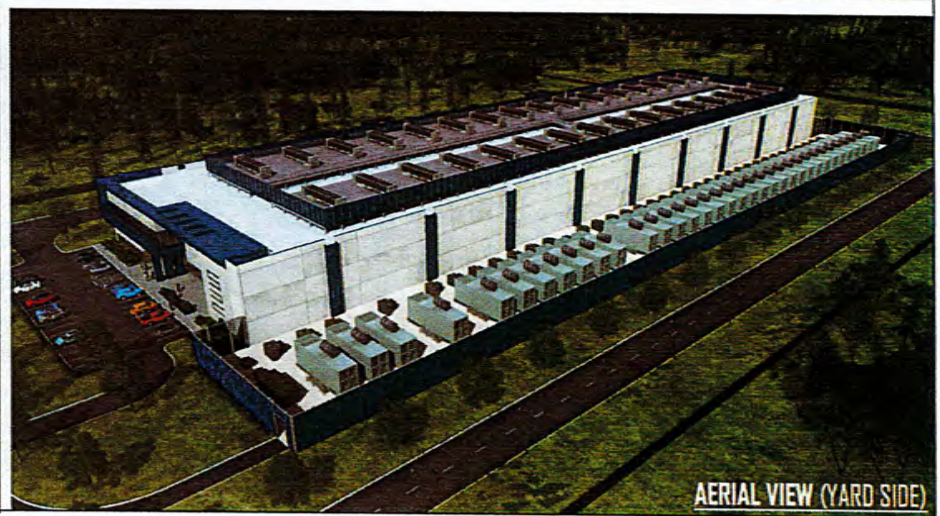
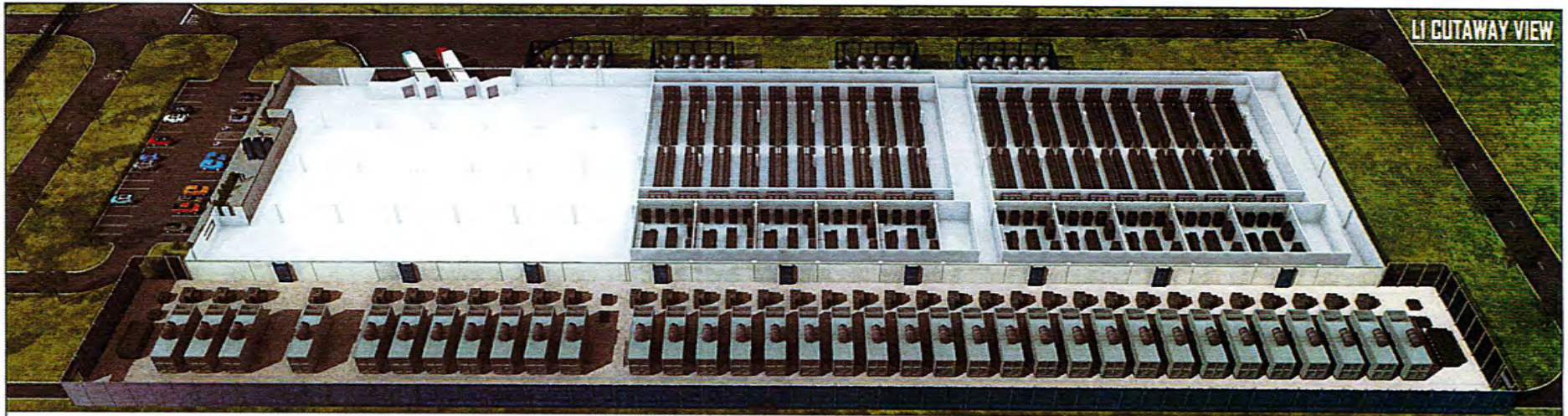


CONCEPTUAL ARCHITECTURALS

OPTION 1 CONCEPTUAL ARCHITECTURALS

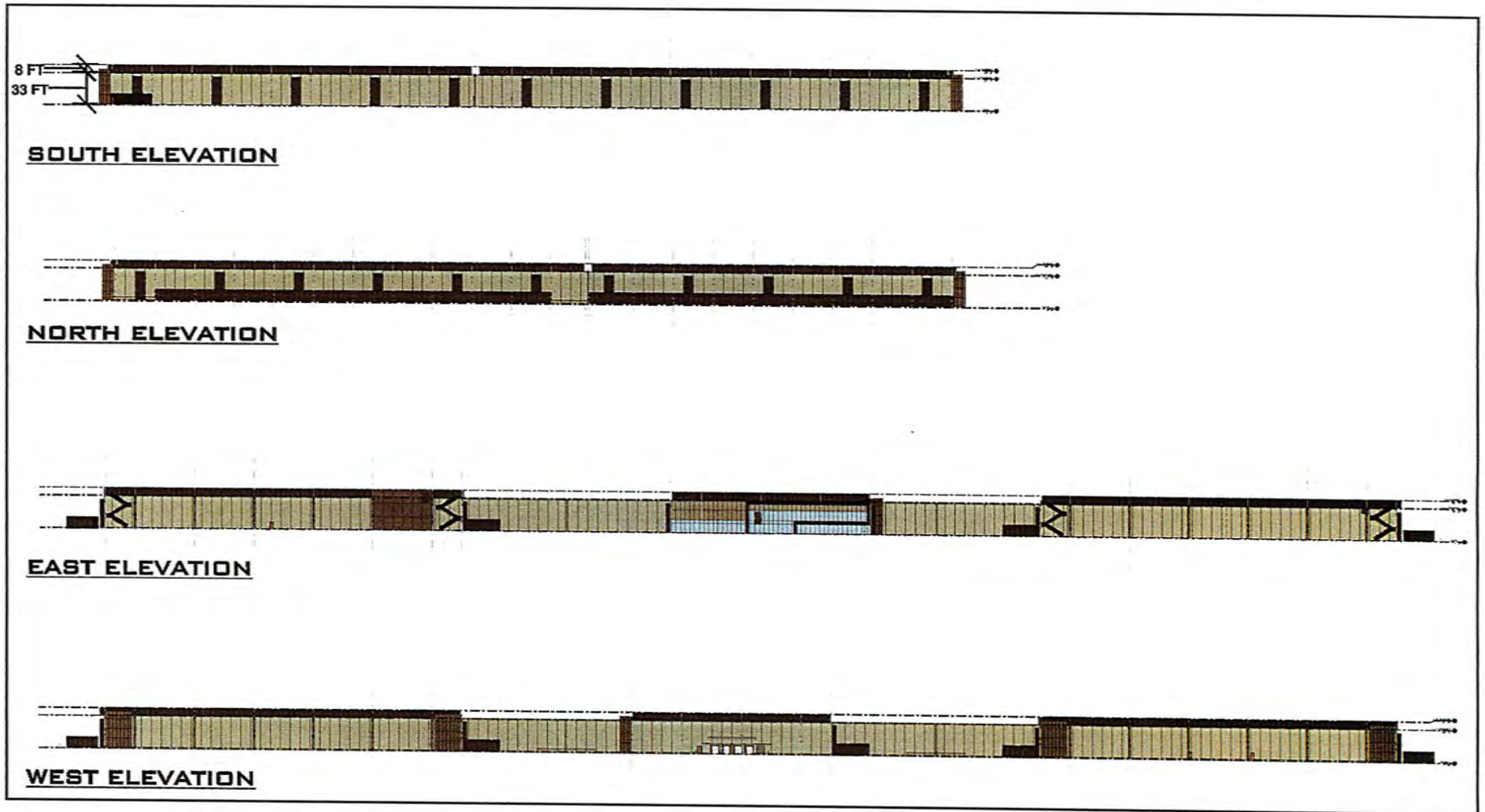


***Note:** Color scheme is representative of standard architectural computer model. Colors, finishes, and fenestration subject to final design and engineering.

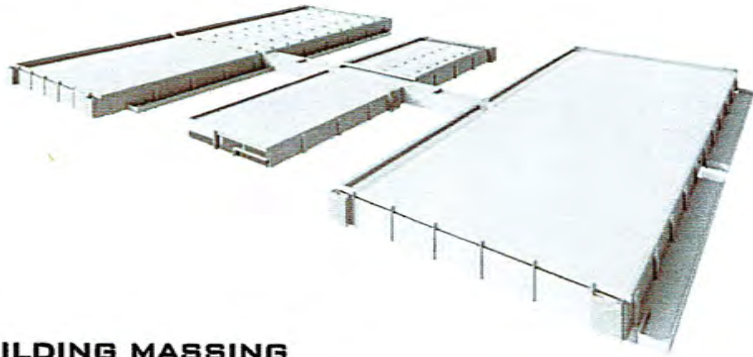


**Note: Color scheme is representative of standard architectural computer model. Colors, finishes, and fenestration subject to final design and engineering.*

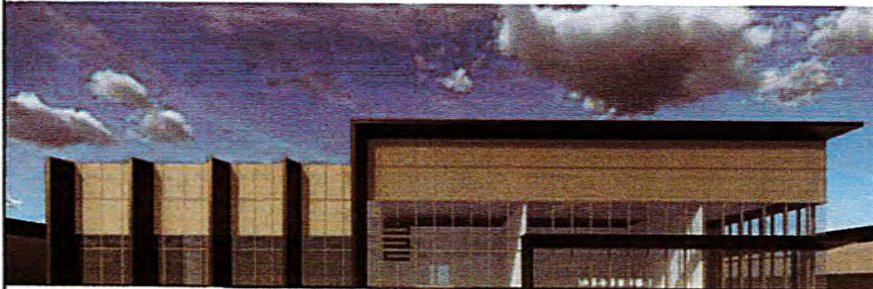
OPTION 2 CONCEPTUAL ARCHITECTURALS



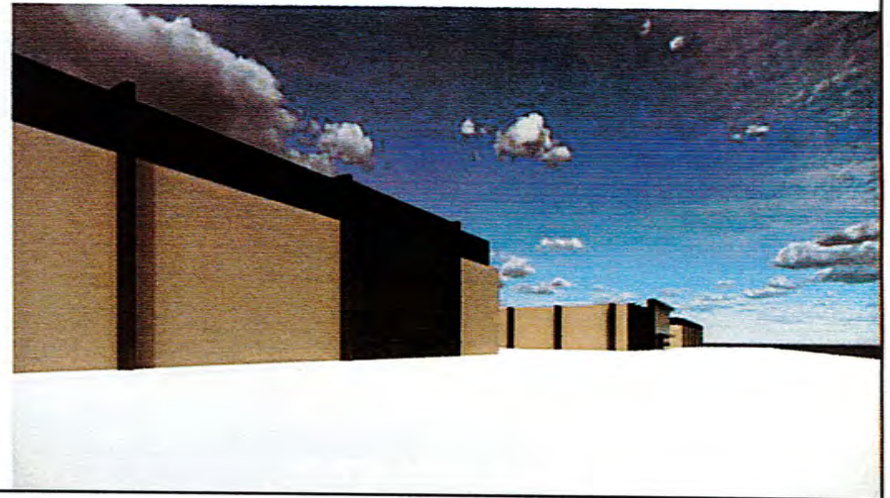
**Note: Color scheme is representative of standard architectural computer model. Colors, finishes, and fenestration subject to final design and engineering.*



BUILDING MASSING



FRONT HEADHOUSE - ELEVATION VIEW



**Note: Color scheme is representative of standard architectural computer model. Colors, finishes, and fenestration subject to final design and engineering.*

PRELIMINARY TECHNICAL INFORMATION

Utility Power Summary

The project requires a connection to the utility power grid. The Genesee Economic Development Center (GEDC) has obtained approval from the New York Independent System Operator (NYISO) for a 300MW substation with an expected expansion to 600MW. The project is projected to require approximately 250MW of utility power to adequately support critical IT capacity.

Emergency Backup Power and Air Emissions Summary

Emergency Backup Power:

The project will utilize diesel backup generation to support critical IT and house loads, such as lighting and essential health, safety, and security systems. These units will operate on diesel fuel stored in on-site belly tanks, integrated into the manufacturer's standardized equipment. The fuel tank capacity is estimated to be approximately 9,500 gallons. Routine operation is for limited monthly testing and routine maintenance. Emergency operation, during periods of utility power outage, is anticipated to be infrequent due to the project's connection to high-voltage transmission infrastructure.

Air Emissions:

The project's primary source of air emissions will be stationary diesel backup generators. The project has undergone the required modeling to verify emissions compliance and will adhere to all local and state permitting and emissions regulations. Given its size and operational nature, the project is not anticipated to require Federal Clean Air Act Title IV or Title V permitting. Additionally, the diesel generators are not expected to emit Perfluorocarbons (PFCs) or Hydrofluorocarbons (HFCs).

Traffic Summary

Proposed Development:

The proposed data center project is expected to generate a limited amount of traffic, primarily from employee vehicle trips. While initial estimates based on the ITE Trip Generation Manual suggest a potential for 1,188 daily trips, a more refined analysis considering recent technological advancements and operational efficiencies indicates a significantly lower estimate of 900 daily trips.

It's important to note that the ITE Trip Generation Manual data is based on limited surveys from the 2010s, which may not accurately reflect the reduced staffing needs and operational changes in modern data centers. Therefore, the adjusted estimate of 900 daily trips is more aligned with current industry trends and practices.

Furthermore, most of these trips will be from passenger vehicles, with heavy-duty vehicle traffic for deliveries and maintenance being infrequent. The peak hour traffic impact is expected to be 108 AM peak hour trips and 36 PM peak hour trips.

Similar sized uses for warehousing (ITE Code 140) and manufacturing (ITE Code 150), represent significantly more weekday daily trips than the proposed data center use, at approximately 2,088 and 3,864 respectively.

Future Improvements:

The STAMP Master Plan envisions a bypass road connecting Stamp Drive to Crosby Road near Route 77. To accommodate this future connection, the intersection of Crosby Road and Route 77 is slated for reconstruction into a roundabout. While this intersection currently doesn't pose significant traffic concerns, a roundabout would address geometric challenges and enhance traffic flow. Roundabouts are proven to significantly reduce accidents compared to traditional intersections.

It's important to note that most STAMP-related traffic is anticipated to originate and terminate near I-90, south of the site. Consequently, the impact of STAMP traffic on the Crosby Road and Route 77 intersection is expected to be negligible.

Stormwater Management Summary

Project Double Reed is committed to sustainable stormwater management practices. The project will incorporate a comprehensive stormwater management system to capture, treat, and release rainwater runoff, minimizing its impact on local hydrology.

Key Stormwater Management Features:

- **Stormwater Management Basins:** These basins will be strategically located on the site to capture and store stormwater runoff, reducing peak flow rates and preventing flooding.
- **Permeable Surfaces:** The project will explore opportunities to incorporate permeable paving materials, such as porous asphalt or permeable concrete, in parking areas and walkways to allow rainwater to infiltrate the ground.
- **Green Infrastructure:** Green infrastructure elements, such as rain gardens and bioswales, will be integrated into the site design to filter pollutants, reduce runoff volume, and create attractive green spaces.

The project will require site clearing and preparation, adhering to New York State Department of Environmental Conservation permits, including a Stormwater Pollution Prevention Plan (SWPPP). Stormwater management facilities will be designed to handle increased peak flows from development, aiming to release water at or below existing rates.

Geotechnical investigations will confirm soil conditions and, should sub optimal infiltration rates be observed, underdrains may be integrated for drainage and infrastructure longevity. The final design will consider the wider STAMP site's hydrology to preserve existing flow patterns and system integrity.

Preliminary stormwater management basins are shown on the provided Conceptual Site Plan. As the project progresses through final design and engineering phases, we will continue to explore innovative stormwater management techniques to enhance the overall sustainability of the development.

Geotechnical Summary

A comprehensive geotechnical investigation was conducted by the GCEDC in December 2017 to assess the subsurface conditions at the Project Eagle site. This evaluation involved a series of 25 test borings, installation of 5 groundwater observation wells, and a seismic shear wave survey. Additionally, laboratory testing was performed on soil and bedrock samples collected from the site.

The results of the investigation indicate that the subsurface conditions at the site are generally favorable for the proposed development. The soil profile primarily consists of various layers of clay, silt, and sand, which are suitable for supporting conventional spread foundations and slab-on-grade construction. The site was classified as Seismic Site Class "C" based on the seismic shear wave survey, indicating moderate seismic ground motion. The soil conditions were also determined to be not susceptible to liquefaction during seismic events.

While the 2017 study provides a solid foundation for the project, localized geotechnical investigations will be necessary prior to the final design and engineering of specific buildings and infrastructure. These additional studies will allow for a more detailed understanding of site-specific conditions and enable the development of tailored foundation designs and construction methods.

EMERGENCY SERVICES CONFIRMATION

The project team has initiated outreach to the following local emergency service providers to foster collaboration and ensure effective emergency response. The goal of these initial outreach efforts is to inform these agencies about the project scope, understand their current level of service capabilities, and establish strong working relationships. These connections will be crucial in developing comprehensive emergency response plans and protocols, which is site specific for each facility's unique resources.

Genesee County Sheriff's Office

The project team initiated outreach to the Genesee County Sheriff's Office to confirm impacts to emergency services related to construction and operation of the proposed development. Feedback indicated that our data center facilities operation would have "minimal impact" on existing levels of service or the number of law enforcement dispatch requests.

Location Exhibit:



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New York State Police, Troop A

The project team initiated outreach to the New York State Police, Troop A Headwaters to confirm impacts to emergency services related to construction and operation of the proposed development. Feedback indicated that our data center facilities operation would have “minimal impact” on existing levels of service or the number of law enforcement dispatch requests.

Location Exhibit:



Alabama Volunteer Fire Department

The project team initiated outreach to the Alabama Volunteer Fire Department to confirm impacts to emergency services related to construction and operation of the proposed development. Feedback indicated that our data center facilities operation would increase fire calls “to a negligible amount”, primarily due to false alarms and/or in support of Emergency Medical Services.

The Alabama Volunteer Fire Department has Emergency Support Facilities at the following locations, within 2–6-minute drive time of the proposed development, with support apparatus split between the two locations:

- **Fire Station 1 – 2230 Judge Road**
 - Engine 1 – International 4900
 - Tanker 5 – International
- **Fire Station 2 – 1717 Lewiston Road**
 - Engine 2 – Spartan Metro Star
 - Squad 4 – 2015 Ford Expedition
 - Rescue 19 – International 4900 Rescue Walk In

Location Exhibit:



Mercy Flight EMS

The project team initiated outreach to Mercy Flight EMS to confirm impacts to emergency services related to construction and operation of the proposed development. Feedback indicated that our data center facilities operation would have “little to no impact” on dispatch calls, especially during operation, where health and safety risks are low in comparison to active construction.

Note that Alabama Volunteer Fire Department also has the capability for Emergency Medical Services and works in collaboration with other service providers in the area to assist dispatch calls.

Location Exhibit:



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Genesee County Office of Emergency Management

The project team initiated outreach to the Genesee County Office of Emergency Management to confirm capability and related emergency management risks / opportunities. Conversations with the agency focused on hazardous material management and emergency response plans for the facility. Construction and operation of a data center facility includes the presence / utilization of certain hazardous materials, which includes common materials and substances related to on-site electrical generation (Liquid Petroleum Storage) and high-voltage electrical equipment (Electrical Transformers and Transmission Lines).

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EMERGENCY RESPONSE PROCEDURES AND DRILLS

Emergency Response Procedures

To ensure the safety and well-being of all personnel and visitors, the project will establish comprehensive Emergency Action Plans (EAPs). These plans will be tailored to site-specific requirements and will outline procedures for rapid response to a variety of potential emergencies, including:

- **Electrical Faults:** Responses to both medium and high voltage incidents.
- **Power Outages:** Procedures for handling on-site generation failures.
- **Spill Response:** Protocols for addressing petroleum storage and transfer incidents.
- **General Emergencies:** Plans for non-data center specific issues such as elevator malfunctions, security alarms, and first aid situations.

These EAPs will be accessible in both physical and digital formats and will include escalation procedures for internal and external notifications. Life safety emergencies will always trigger immediate notification of emergency services, while other operational issues will be classified and addressed based on their severity.

Emergency Drills

Regularly scheduled emergency drills will be conducted to ensure staff preparedness and familiarity with emergency procedures. These drills will simulate real-world scenarios, allowing staff to practice their response skills. Visitors to the site will be required to adhere to established safety protocols, informed by these regular training exercises.

NEW YORK STATE SEQR – EAF PART 1

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Project Double Reed		
Project Location (describe, and attach a general location map): Genesee County Science, Technology, and Advanced Manufacturing Park (STAMP), Town of Alabama, New York		
Brief Description of Proposed Action (include purpose or need): The proposed action involves the development of a 60 acre parcel within the Genesee County Science, Technology, and Advanced Manufacturing Park (STAMP) in the Town of Alabama, New York. The proposed action will include construction of multiple buildings totaling approximately 1,200,000 square feet, with supporting road access and campus security measures, on-site vehicular circulation, parking, utility services and supporting infrastructure, equipment storage and operation yards. Stormwater management facilities will also be implemented for the control and treatment of on-site runoff. The proposed location of the site is on the west side of Crosby Road, approx. 660' south of its intersection with Lewiston Road (Hwy. 77). The entire STAMP site was subject to previous SEQRA review per the DGEIS dated April 11, 2011.		
Name of Applicant/Sponsor: SDC Technology Services, LLC	Telephone: 214.267.0400	E-Mail: info@stream-dc.com
Address: 2001 Ross Avenue		
City/PO: Dallas	State: TX	Zip Code: 75201
Project Contact (if not same as sponsor; give name and title/role): Bradley Wells, Site Selection and Development Manager	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Genesee County Industrial Development Center d/b/a Genesee County Eco Dev Center	Telephone: 585-343-8666, ext. 17	E-Mail: mmase@gcedc.com
Address: 99 MedTech Drive, Suite 106		
City/PO: Batavia	State: NY	Zip Code: 14020

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B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Alabama Planning Board: SEQR, Site Plan, Grading Plan	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Local Fire Review; Town of Alabama: Bldg. Permit, Certif. of Occupancy	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Genesee County Planning Board GML Review; GCEDC: Utility Review, Host Agreement	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC: Stormwater, SPDES, Chem. Storage, Air Quality	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
 Technology District - 1

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Oakfield - Alabama CSD

b. What police or other public protection forces serve the project site?
Genesee County Sheriff's Office / New York State Police

c. Which fire protection and emergency medical services serve the project site?
Town of Alabama Volunteer Fire Dept.; Genesee County Emerg. Mgt. Services; Mercy Flight Service

d. What parks serve the project site?
Town of Alabama wildlife conservation areas include the NYSDEC Tonawanda WMA, the NYSDEC John White WMA, and the federal Iroquois National Wildlife Refuge .

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Industrial - Technology Services

b. a. Total acreage of the site of the proposed action? _____ 60 acres
 b. Total acreage to be physically disturbed? _____ 60 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 60 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Industrial - Technology Services
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? 1
 iv. Minimum and maximum proposed lot sizes? Minimum approx 60 ac Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 24 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures 4
 ii. Dimensions (in feet) of largest proposed structure: 70 height; 350 width; and 800 length
 iii. Approximate extent of building space to be heated or cooled: 1,200,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____
 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

• acres of aquatic vegetation proposed to be removed: _____

• expected acreage of aquatic vegetation remaining after project completion: _____

• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

• proposed method of plant removal: _____

• if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ 10,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

• Name of district or service area: STAMP Water Works, Inc.

• Does the existing public water supply have capacity to serve the proposal? Yes No

• Is the project site in the existing district? Yes No

• Is expansion of the district needed? Yes No

• Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: _____

Waterline extension to property line, approx. 2,000 LF, from the GCEDC STAMP WWTF

• Source(s) of supply for the district: Genesee County

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

• Applicant/sponsor for new district: _____

• Date application submitted or anticipated: _____

• Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 10,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

• Name of wastewater treatment plant to be used: STAMP Sewer Works via agreement with Oakfield WWTP

• Name of district: STAMP Sewer Works, Inc.

• Does the existing wastewater treatment plant have capacity to serve the project? Yes No

• Is the project site in the existing district? Yes No

• Is expansion of the district needed? Yes No

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- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

A new force main and pump station is currently being designed and will be constructed in 2025. Route is direct from STAMP site to Oakfield WWTP

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

No recycling or reuse of liquid waste is planned. All waste generated on the site will be captured via traditional sanitary sewer piping and piped to the STAMP main pump station for disposal.

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 40 acres (impervious surface)

_____ Square feet or 60 acres (parcel size)

- ii. Describe types of new point sources. Rainwater runoff from parking areas, roadways, building roofs and associated walking paths and equipment yards.

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater management facilities that will outlet to and be conveyed to a storm pipe system along Crosby Road.

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Air emissions from heavy construction equipment, passenger vehicles (Permanent Employees and Temporary Construction), Electric Generation

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Backup Generation

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

- ii. In addition to emissions as calculated in the application, the project will generate:

- 6,000 Tons/year (short tons) of Carbon Dioxide (CO₂)
- 0.05 Tons/year (short tons) of Nitrous Oxide (N₂O)
- 0 Tons/year (short tons) of Perfluorocarbons (PFCs)
- 0 Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- 0 Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- 0 Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ 0 _____ Proposed _____ 160 _____ Net increase/decrease _____ +160

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
The internal private drive network will loop and have access points onto Crosby Road or via easement agreements

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
250MW

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Transmitted by New York Power Authority and delivered by National Grid

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____ 7:00 AM - 5:00 PM _____
- Saturday: _____ 7:00 AM - 5:00 PM _____
- Sunday: _____ Not Applicable _____
- Holidays: _____ Not Applicable _____

ii. During Operations:

- Monday - Friday: _____ Continuous (24 hours) _____
- Saturday: _____ Continuous (24 hours) _____
- Sunday: _____ Continuous (24 hours) _____
- Holidays: _____ Continuous (24 hours) _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
 Construction: Heavy equipment operation, materials bending and dumping, possible riveting and jackhammering - 7 AM to 5 PM Mon-Sat;
 Operations: Emergency Electric Generation during Power Outages (infrequent)

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Exterior lighting/fixtures on new buildings, parking areas, and access drives. Perimeter lighting will include shield to prevent spill onto adjacent properties. The Emerson Vacuum facility will be across Crosby Rd., approx 500' away.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored Diesel [In Gallons] _____
 ii. Volume(s) 1,500,000 per unit time _____ year (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____
 Electric Generators with Belly Tank Storage

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ 883 tons per _____ year (unit of time)
- Operation : _____ 120 tons per _____ year (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: All commercially feasible options for minimization, recycling, or reuse to avoid disposal will be undertaken, including source reduction, material reuse, recycling, and composting to divert waste from landfills
- Operation: All commercially feasible options for minimization, recycling, or reuse to avoid disposal will be undertaken, including source reduction, material reuse, recycling, and composting to divert waste from landfills.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Solid waste generated on-site will be collected in clearly marked and designated containers, dependent on local regulations and waste type, and then disposed of at permitted landfills, recycled, or composted.
- Operation: Solid waste generated on-site will be collected in clearly marked and designated containers, dependent on local regulations and waste type, and then disposed of at permitted landfills, recycled, or composted.

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s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:

The site is situated within a developing industrial park, which is comprised of legacy single-family residential and agricultural uses.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1	35	+34
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	59	0	-59
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Stormwater Management and Open Space	0	25	+25

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >6 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Odessa silt loam	_____	66.4 %
Canadaigua silt loam	_____	17.6 %
Ovid silt loam	_____	16 %

d. What is the average depth to the water table on the project site? Average: _____ >14 feet

e. Drainage status of project site soils: Well Drained: _____ 0.5 % of site
 Moderately Well Drained: _____ 93.9 % of site
 Poorly Drained _____ 5.6 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 94.5 % of site
 10-15%: _____ 5.5 % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name WOTUS _____ Approximate Size 1.6 Acres
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

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m. Identify the predominant wildlife species that occupy or use the project site:
 Whitetail Deer _____ Common Rodents _____ passerine birds, raptors, woodpeckers _____
 Painted turtles, garter snakes _____ game birds _____
 (Source: STAMP DGEIS)

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____
 Heartleaf Plantain, Least Bittern (Source: STAMP DGEIS)

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____
 Horned Lark (Source: STAMP DGEIS)

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____
 Increased noise, traffic, security fencing, and human presence

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No
 If Yes:
 i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District
 ii. Name: _____
 iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No
 If Yes:
 i. Describe possible resource(s): Indigenous Tribal Communities. Phase I,II, and III arch. investigation conducted on all but 1 site...see below.
 ii. Basis for identification: All sites investigated & cleared but 1 small resi. parcel; will conduct arch investigation before development

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No
 If Yes:
 i. Identify resource: Tonawanda Wildlife Management Area, John White Wildlife Management Area, Iroquois National Federal Wildlife Refuge
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State and Federal Wildlife Management Areas
 iii. Distance between project and resource: 1.0 mi / 0.66 mi / 0.66 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No
 If Yes:
 i. Identify the name of the river and its designation: _____
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Project Double Reed Date November 26, 2024

Signature  Title Site Selection and Development Manager

PRINT FORM

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GCEDC

Mowing contract for STAMP

Discussion: The GCEDC Received a proposal for mowing of the mitigation areas at STAMP for 2025 in accordance with the terms of the Part 182 Permit.

Fund commitment: \$2,000 from mitigation funds escrow of STAMP Part 182 Permit. This amount was included in the escrow estimate when the account was established.

Board action request: Approval of mowing contract for \$2,000 with Genesee County Highway Department.



**GENESEE COUNTY
DEPARTMENT OF PUBLIC WORKS**

153 Cedar Street
Batavia, New York 14020
Phone: (585) 344-8508 Fax: (585) 343-9303

Timothy J. Hens, P.E. Commissioner
Paul Osborn, Deputy Commissioner
Craig Smith, Deputy Commissioner

Laura Wadhams P.E.
Assistant County Engineer
Justin Gerace, EIT
Assistant County Engineer
Chris Klein
Fleet Maintenance Supervisor
Jason Long
Airport Supervisor

11/8/24

GGLDC
Attn: Mark Masse, President & CEO
99 MedTech Drive
Suite 106
Batavia, NY 14020

Dear Mark:

Here are the requested quotes for providing mowing services at the business parks listed below for the 2025 season:

A. Genesee Valley Agri-Business Park -

1. Mowing adjacent to paved roadways within park 1 time a month
2. Finish mow Rt. 5 entry sign lawn areas on a regular basis (avg. every 7-10 days)
3. Finish mow Rt. 63 entry sign lawn area on a regular basis (avg. every 7-10 days)
4. Mowing 2 retention ponds 2 times a year
5. Brush hog East side of N. Ag Park Road 2x within the time period.
6. Brush Hog West side of N. Ag Park Dr. 2x within the time period

Mowing - @\$1,600.00 per month x 6 (May-Oct)	= \$ 9,600.00
Ponds - @\$500.00 each time per year x 2	= \$ 1,000.00
Brushhog - @\$1,000.00 each time per year x2	= \$ 2,000.00
2025 GVAB Park mowing Total	\$12,600.00

B. WNY Stamp Business Park

1. Brush hog Part 182 Mitigation Field (1/2 field) x1 (Aug 15-31) = \$ 1,000.00
 2. Brush hog Mitigation Field (1/3 Field) Alleghany Rd x1 (Aug 15-31) = \$ 1,000.00
- 2025 STAMP Mowing Total \$ 2,000.00**

2025 Mowing total for all Parks = \$14,600.00

If you have any questions regarding this proposal, please feel free to contact me at (585) 344-8508 ext. 3704 or via email at paul.osborn@geneseeny.gov

Paul A. Osborn, Genesee County Deputy Commissioner of Public Works

Proposal Acceptance: _____ Title: _____ Date: _____

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GCEDC

Jim Krencik, Senior Director, Marketing & Communications

STAMP Committee Meeting Report

December 4, 2024

E3communications STAMP Public Relations and Social Media Services Contract

Discussion: e3communications, a professional media and public relations firm/consultant, has submitted a proposal for 2025 services related to public relations, sales and marketing content, and marketing services for the Western New York Science & Technology Advanced Manufacturing Park (STAMP).

In 2024, e3communications supported GCEDC staff with STAMP planning, sales and marketing, and government/stakeholder relations. e3communications also maintains STAMP's targeted media presence to audiences in project development and the greater public on LinkedIn.

Fund Commitment: \$24,000 fund commitment. Funding is available and budgeted in the 2025 GCEDC Marketing - Operations budget for the full contract.

Board Action Request: Approval of a contract for services for the Jan. 1, 2025 to Dec. 31, 2025 period at \$24,000 per year.

memo



To: Jim Krencik, GCEDC
From: e3communications
Date: November 20, 2024
Re: 2024 Public Relations and Social Media Report

Please find below a recap and highlights of public relations and social media services provided to the GCEDC and STAMP by e3communications.

As of November 20, 2024, e3communications has provided approximately 918 hours of public relations and social media services on behalf of the Genesee County Economic Development Center and STAMP. At a blended rate of \$150 per hour, this calculates to approximately \$137,700 worth of services to the GCEDC to date in 2024 by e3communications.

Below is a recap and highlight of our activities to date:

Once again, e3communications issued approximately 50 news releases and news alerts to media outlets in the GLOW region and the Buffalo and Rochester media markets.

This year we assisted with the coordination and execution of a higher number of media events. Among some of these events included:

- The 6th annual GLOW With Your Hands event in September at the Genesee County Fairgrounds and the 2nd annual GLOW With Your Hands Healthcare
 - Coordinated media events, morning live shots, and various news releases to publicize both.
- The 4th Annual Pre-Apprenticeship Bootcamp Graduation ceremony
 - Coordinated media events and distribution of news releases and alerts. The announcement led to morning live shots at Craft Cannery to highlight a participant in the program and GCEDC's role within the region.
- Oxbo Groundbreaking
 - Attended groundbreaking to shoot video that is utilized on social media, website, and Coach SwazZ platforms.

351 Franklin Street
Buffalo, New York 14202
716.854.8182 phone
716.816.0900 fax
e3communications.com

e3communications
Public Relations Public Affairs

memo



- Edwards Vacuum Groundbreaking
 - Collaborated with Edwards, Atlas Copco, Sen. Schumer's office, etc. to assist with media alert distribution, press release edits/quotes, managing media at event, and filming.
- GCEDC Annual Meeting Steve Hyde Video
 - Filmed and edited Steve Hyde's retirement video played at the GCEDC annual meeting.
- Graham Manufacturing Groundbreaking
 - Attended groundbreaking to shoot video that is utilized on social media and GCEDC website.
- Mechatronics Program 100th Graduate Celebration
 - Coordinated media events and distribution of news releases and alerts. The announcement led to an interview with Spectrum News (aired statewide) highlighting the program, GCEDC, and students.
- Craft Cannery Expansion
 - Attended groundbreaking to shoot video that is utilized on social media and GCEDC website.

As it pertains to our management of content and graphics and design and analytics for GCEDC and STAMP social media platforms, we have tracked the following results:

- STAMP Facebook: 578 Followers, 11% growth
- GCEDC Facebook: 981 Followers, 17% growth
- GCEDC LinkedIn: 1,473 Followers, 33% growth

Our goal is to maximize our reach/engagement on LinkedIn, as it is the top-rated social media platform for lead generation, making it the premier source for B2B marketing.

Due to the changing landscape on Twitter/X we have phased out posting to both GCEDC and STAMP accounts. Due to the criticism and type of news that is featured about STAMP, we are considering phasing out the STAMP Facebook account. We will continue to post STAMP news on the GCEDC LinkedIn account.

Other economic partners (GRE, IBN, NYSEDC) do a great job of collaborating with GCEDC/STAMP on their respective social media channels.

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Public Relations Public Affairs

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Among are some of the highlighted content that created the greatest reach among followers on these channels include:

- Coach Swazz Corner, Workforce Development Program Highlights
- Edwards Groundbreaking Remarks from Atlas Copco/Edwards
- Edwards Announcements
- Graham Manufacturing Groundbreaking
- Oxbo Expansion
- Craft Cannery Expansion
- Mark Masse Announcement
- Steve Hyde Retirement
- STAMP Workforce Partner Highlights

Proposed Scope of Services for GCEDC in 2025:

- Providing strategic public relations counsel regarding organizational messaging as issues develop; this would include participating in planning meetings and various other communications with staff e.g. conference calls, emails, etc.
- The writing and review of various materials, including press releases, statements, media alerts, letters, opinion pieces and other materials as determined necessary.
- Acting as a liaison with media outlets in following up on the distribution of press releases and other materials; the facilitation of interview requests by reporters as well as editorial board meetings, pitching news editors for stories about organizational initiatives.
- Assisting in the coordination and execution of special events such as news conferences, media briefings, etc. This would include developing a program/agenda, writing of scripts, invitations, logistics and other tactics.
- Developing/creating monthly content for social media channels, including shooting and editing video content.
- Monitoring and tracking and distributing relevant news articles and placements and provide monthly report on public relations activities.

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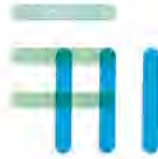


Proposed Scope of Services for STAMP in 2025:

- Manage public relations activities and provide public relations and public affairs counsel for various issues that have the potential to impact the STAMP project including advocacy efforts to raise awareness of STAMP.
- Design and act as administrator of social media channels for STAMP, including Facebook, Twitter and Instagram.
- Write copy for a monthly calendar of social media posts, including but not limited to ongoing infrastructure work; relevant economic development information in related science, technology and advanced manufacturing sectors; advocacy efforts related to ongoing investment at STAMP; and other information.
- Provide an analytics report on a monthly basis that will demonstrate and profile users of these social media channels and what posts are generating the most interest and traffic. This latter is important for developing future posts and information as well as to assist with other marketing communications tactics to promote STAMP.
- Assist in the coordination of special events (press conferences, familiarization tours, news briefings, etc.).
- Write materials for public meetings and presentations.
- Manage media relations activities to enhance the messaging as well as to announce local/regional events.
- Coordinate advocacy efforts to raise the awareness of STAMP regionally, nationally, and globally.
- Continue to monitor and track and distribute relevant news articles and placements and provide monthly reports of marketing and public relations activities.

Please contact us with any questions regarding our public relations, social media and public affairs services on behalf of the GCEDC and STAMP.

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November 20, 2024

Mr. Mark Masse
President and CEO
Genesee County Economic Development Center
99 MedTech Drive
Batavia, NY 14020

RE: Agreement for Public Relations/Social Media Services for the Science Technology Advanced Manufacturing Plant (STAMP)

Dear Mark:

Please find below the scope of services that e3communications is proposing to once again implement to various marketing communications services on behalf of STAMP in 2025.

- Manage public relations activities and provide public relations and public affairs counsel for various issues that have the potential to impact the STAMP project including advocacy efforts to raise awareness of STAMP.
- Write, design and produce monthly content for LinkedIn, including but not limited to ongoing infrastructure work; relevant economic development information in related science, technology and advanced manufacturing sectors; advocacy efforts related to ongoing investment at STAMP; and other information.
- Provide a monthly analytics report for LinkedIn.
- Assist in the coordination of special events, including third party events (press conferences, news briefings, etc.).
- Write statements and/or news releases in response to media inquiries into STAMP.
- Coordinate advocacy efforts to raise the awareness of STAMP regionally, nationally, and globally.
- Monitor and track and distribute relevant news articles and placements and provide monthly report of marketing and public relations activities.

All work conducted by e3communications for STAMP in 2025 will be billed at a flat monthly fee of \$2,000 for a total fee of \$24,000. A description of the services will be provided in each invoice for the work conducted in that month. All terms are 30 days payment.



The terms outlined in this agreement shall remain in effect from January 1, 2025 until December 31, 2025 or until modified or terminated by either party upon thirty (30) days written or verbal notice.

e3communications pledges its confidentiality to STAMP for all work e3communications performs on behalf of STAMP.

If you are in agreement with the terms and conditions outlined above please indicate by signing below. Thank you again for the opportunity to work on behalf of STAMP.

Sincerely,
e3communications

A handwritten signature in black ink that reads "Earl V. Wells III".

Earl V. Wells III
President

For STAMP:

Name

Title

Date