



**GCEDC Board Meeting**  
**Thursday, January 16, 2025**  
**Location: 99 MedTech Drive, Innovation Room**  
**4:00 PM**

**GCEDC MINUTES**

**Attendance**

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

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

Guests: M. Brooks (GGLDC Board Member), D. Cunningham (GGLDC Board Member), S. Noble-Moag (GGLDC Board Member), J. Tretter (GGLDC Board Member), G. Torrey (GGLDC Board Member), R. Gaenzle (Harris Beach), M. Fitzgerald (Phillips Lytle), M. Landers (Genesee County Manager), T. Hathaway (BID), N. Morelle (Ostroff Associates), T. Zawadzki (Rudra Management), J. Patel (202 Oak St LLC), E. Sakeek (202 Oak St LLC), B. Quinn (Daily News), B. Cousins (Genesee County Chamber of Commerce), S. Stein (Genesee County Chair), M. Pettinella (The Batavian), A. Kennedy (Ostroff Associates / Video Conference), R. Crossen (Town of Alabama Supervisor / Video Conference) E. Wells (e3communications / Video Conference)

Absent:

\*Attending from a physical location identified in the meeting notice as open to the public.

**1.0 Call to Order**

P. Zeliff called the meeting to order at 4:08 p.m. in the Innovation Zone.

**Presentation – A. Kennedy (Ostroff Associates)** – A. Kennedy attended the meeting via video conference to give an overview of their services that support economic development in Genesee County. He stated that the firm did a lot of work for the \$56M FAST NY award; it has helped resolve some of the wastewater treatment issues. They coordinated visits with various state officials and worked closely with Empire State Development. A. Kennedy also stated that they continue to work with NYSDOT for rail grants and work closely with other media consultants. Ostroff Associates also keeps up to date on the changing legislation for the makeup of IDA Boards and monitors and informs when applicable. They also work closely with the DEC on permitting. A. Kennedy stated that their monthly services are the same rate as 2024 and looks forward to continuing to work with the team and the board to support growth in Genesee County.

P. Zeliff requested that a monthly report of activity is included with their invoice each month. A. Kennedy stated that they could accommodate this request.

**Presentation – 202 Oak Street (Super 8 Hotel)** – T. Zawadzki stated that the project, 202 Oak Street, is now a closed Super 8 Hotel that was purchased for \$1.1M. The project is estimated to require an

additional \$1.1M in renovations. It is going to be a Baymont Hotel which is part of Wyndham, which upholds a high brand standard. The project seeks the assistance of the PILOT program.

The Board asked the following questions related to this project:

Q) Is it only the West building that will be renovated?

A) Yes

Q) Do they own more hotels in the area?

A) They also own the La Quinta, Red Roof Inn, and there is some relationship with the Quality Inn.

Q) How will this location differ from what they are already offering?

A) It will be mid-range service (no pool or amenities) and is targeted for the traveler or businessperson coming through.

Q) How long will it take to finish the renovation?

A) It will take about 6 months.

Q) On a yearly basis how much business are they doing with outside entities that do not have a bed tax?

A) None in this market. There are strict rules in this franchise that prevent them from doing such.

T. Zawadzki stated that there will be 54 rooms, and they feel this is the appropriate need in Batavia. B. Cousins (Genesee County Chamber) supported this assumption. The people involved with this transaction have vast experience in the hotel industry and have analyzed the markets and feel comfortable moving forward with this project.

B. Cousins, T. Hathaway, N. Morelle, T. Zawadzki, J. Patel, E. Sakeek, B. Quinn, and A. Kennedy left the meeting at 4:21 p.m.

### **1.1 Enter Executive Session**

M. Gray made a motion to enter executive session under the Public Officers Law Article 7, Open Meetings Law Section 105, at 4:22 p.m. for the following reasons:

1. The medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation.
2. Discussions regarding proposed, pending, or current litigation.

The motion was seconded by K. Manne and approved by all members present.

### **1.2 Enter Public Session**

P. Zeliff made a motion to enter back into public session at 4:55 p.m., seconded by M. Gray and approved by all members present.

S. Stein and M. Pettinella joined the meeting at 4:55 p.m.

## **2.0 Chairman's Report & Activities**

### **2.1 Upcoming Meetings:**

**Next Scheduled Board Meeting: Thursday, February 6<sup>th</sup> at 4:00 p.m.**

**Audit & Finance Committee Meeting: Tuesday, February 4<sup>th</sup> at 8:30 a.m.**

STAMP Committee Meeting: Wednesday, February 5<sup>th</sup> at 8:00 a.m.

Governance and Nominating Committee Meeting: Thursday, February 6<sup>th</sup> at 3:00 p.m.

An Employment and Compensation Committee Meeting should be added to the schedule in February.

**2.2 Agenda Additions / Deletions / Other Business** – Nothing at this time.

**2.3 Minutes: December 5, 2024 and December 18, 2024** –

**M. Gray made a motion to accept the December 5, 2024 and December 18, 2024 minutes as presented; the motion was seconded by K. Manne. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes (Video Conference*)
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
P. Zelff -	Yes		

**The item was approved as presented.**

### **3.0 Report of Management**

**3.1 Project Hydroscale (Potentia Holdings, LLC) – Initial Resolution** – This proposed project is approximately 43 acres of real property located at Crosby Road in the Town of Alabama, Genesee County, New York and all other lands in the Town of Alabama where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project. This includes the planning, design, construction and leasing of two (2) approximately 450,000 square foot data processing facilities, along with utility and site improvements, parking lots, access and egress improvements, signage, curbage, landscaping and stormwater retention improvements and the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property.

Resolution No. 01/2025 - 01

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

**M. Clattenburg made a motion to accept Initial Resolution #1/2025-01, authorizing the acceptance of the application and scheduling of a public hearing as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes (Video Conference*)
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
P. Zelff -	Yes		

**The item was approved as presented.**

**3.2 Project Rampart – Initial Resolution** – The proposed project is approximately 67 acres of real property located at Crosby Road in the Town of Alabama, Genesee County, New York and all other lands in the Town of Alabama where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project. This includes the planning, design, construction and leasing of an approximately 750,000 square foot data processing facility, along with utility and site improvements, parking lots, access and egress improvements, signage, curbage, landscaping and stormwater retention improvements and the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property.

Resolution No. 01/2025 - 02

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

**M. Gray made a motion to accept Initial Resolution #1/2025-02, authorizing the acceptance of the application and scheduling of a public hearing as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes (Video Conference*)
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
P. Zeliff -	Yes		

**The item was approved as presented.**

**3.3 Project Stream – Initial Resolution** – This proposed project is approximately 60 acres of real property located at Crosby Road in the Town of Alabama, Genesee County, New York and all other lands in the Town of Alabama where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project. This includes the planning, design, construction and leasing of three (3) buildings totaling approximately 900,000 square feet to accommodate certain data processing related space, along with utility and site improvements, parking lots, access and egress improvements, signage, curbage, landscaping and stormwater retention improvements and the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property.

Resolution No. 01/2025 - 03

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

**P. Battaglia made a motion to accept Initial Resolution #1/2025-03, authorizing the acceptance of the application and scheduling of a public hearing as presented; the motion was seconded by K. Manne. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes (Video Conference*)
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
P. Zeliff -	Yes		

**The item was approved as presented.**

**3.4 202 Oak Street (Super 8 Hotel) – Initial Resolution** - 202 Oak St, LCC is renovating the former Super 8 Hotel which has been idle for a few years since the Covid pandemic. The company will be renovating 54 units in the city of Batavia for a total capital investment of \$2,502,036.

This project proposes creating 11.5 new full-time equivalent (FTE) positions.

The project is requesting assistance from the GCEDC with a sales tax exemption estimated at \$104,163, a mortgage tax exemption estimated at \$19,000 and a property tax abatement estimated at \$257,823 based on the incremental increase in assessed value via a new traditional 10-year PILOT.

Once ramped up, the project is projecting to assist over \$40,000 annually in Bed Tax revenue to the county.

Resolution No. 01/2025 - 04

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION OF 202 OAK ST LLC WITH RESPECT TO A CERTAIN PROJECT, (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT, AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT.

**M. Gray made a motion to accept Initial Resolution #1/2025-04, authorizing the acceptance of the application and scheduling of a public hearing as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
P. Zeliff -	Yes		

**The item was approved as presented.**

**3.5 Graham Corporation – Initial Resolution** - Graham is constructing a new Radiographic Testing building, which will be an addition to an existing manufacturing building (#9) at their site in the city of Batavia for a total capital investment of \$3,300,000.

The project is requesting assistance from the GCEDC with a sales tax exemption estimated at \$120,000 and a property tax abatement estimated at \$20,934 based on the incremental increase in assessed value via a new traditional 10-year PILOT.

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

**M. Gray made a motion to accept Initial Resolution #1/2025-05, authorizing the acceptance of the application and scheduling of a public hearing as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes (Video Conference*)
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
P. Zeliff -	Yes		

**The item was approved as presented.**

**3.6 ACT Work Ready Communities Certification Update** – C. Suozzi stated that there are four criterions to get certified as an ACT Work Ready Community. S. Eigenbrod and C. Suozzi achieved the first criteria which is to gain the support of at least 92 companies. Most schools in Genesee County are also participating with the goal of testing 11<sup>th</sup> and 12<sup>th</sup> graders in work keys. There are three assessments that measure applied math, literacy and workplace documents. When students take this test, they earn an NCRC, which is a national credential that demonstrates an individual's skill level to an employer. It helps an employer identify what skills an individual is entering the workforce with and how to best upskill them or identify additional support and training that may be needed to be successful. Oswego County is the only other county that is certified, and Genesee County is positioned to be the second.

#### **4.0 Audit & Finance Committee**

**4.1 November 2024 Financial Statements** – L. Farrell reviewed the November 2024 financial statements with the Board. The following was noted:

- On the balance sheet, unrestricted cash increased by about \$2M. In November, we closed on two projects, including GSPP Route 262 Solar and the increase in mortgage tax exemption for the Hecate Solar project.
- On the P&L, there is \$2.1M in origination fees from the projects that closed and were mentioned previously.
- For expenditures, we are where we would anticipate being at this time of year.
- Other than the above-mentioned items, there is normal monthly activity.

The November Financial Statements were recommended for approval by the committee.

**K. Manne made a motion to approve the November Financial Statements as presented; the motion was seconded by M. Gray. Roll call resulted as follows:**

P. Battaglia - Yes  
K. Manne - Yes  
M. Clattenburg – Yes  
P. Zelif - Yes

C. Yunker - Yes (Video Conference\*)  
C. Kemp - Yes  
M. Gray - Yes

**The item was approved as presented.**

**4.2 2025 County Funding Contract** - The 2025 County Funding Contract was included with Board materials. The funding will remain the same as the previous year's amount of \$233,513 plus an additional \$25,000 to be used for administration of a workforce development program.

This item was recommended for approval by the Committee.

**K. Manne made a motion to approve the 2025 County Funding Contract as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia - Yes  
K. Manne - Yes  
M. Clattenburg – Yes  
P. Zelif - Yes

C. Yunker - Yes (Video Conference\*)  
C. Kemp - Yes  
M. Gray - Yes

**The item was approved as presented.**

**4.3 ECIDA Shared Services Contract** - The GCEDC has a shared services agreement with Erie County Industrial Development Agency (ECIDA) for on call IT support services. The GCEDC has had this agreement since 2016 and has been very pleased with the service and response time to our issues. We would like to continue this agreement in 2025. The agreement is at an hourly rate of \$95. They also provide anti-virus software (\$720 annually), CRM Hosting (\$2,200 annually) and any version upgrade would be \$500 for each occurrence as required. Since 2016 there was a \$10 per hour increase in the hourly rate (2022). ECIDA no longer hosts the website. That service is provided by 360 PSG. All other amounts have remained the same as last year.

Fund commitment: Not to exceed \$5,000 as included in Professional Services, and \$3,420 as included in Dues & Subscriptions line items of the 2025 budget.

Committee action request: Recommend approval of a not to exceed amount of \$8,420 for on call IT support services, anti-virus software, CRM hosting and upgrades with ECIDA for 2025.

**K. Manne made a motion to approve the ECIDA Shared Services Contract not to exceed \$8,420 as presented; the motion was seconded by M. Gray. Roll call resulted as follows:**

This item was recommended for approval by the Committee.

P. Battaglia - Yes  
K. Manne - Yes  
M. Clattenburg – Yes  
P. Zelif - Yes

C. Yunker - Yes (Video Conference\*)  
C. Kemp - Yes  
M. Gray - Yes

**The item was approved as presented.**

**4.4 Government Relations Contract – Ostroff Associates** - The GCEDC has utilized Ostroff Associates as its lobby firm in Albany with Andrew Kennedy being our point of contact. They prepared a summary of the activity in 2024, which was distributed at the Board meeting. A. Kennedy spoke about this activity during his presentation at the beginning of the meeting. The agreement in 2024 was a month-to-month basis with a 30-day notice for termination. We would like to have the Board approve this proposal at \$5,000 per month through December 2025. The GCEDC will still have a 30-day cancellation notice.

**Fund commitment:** \$60,000 from the government relations budget line item.

**Committee action request:** Recommend approval of the proposal to the full Board.

The Committee requested that Ostroff Associates provide a summary of activity in their monthly invoice, which A. Kennedy (Ostroff Associates) confirmed could be done.

This item was recommended for approval by the Committee.

L. Farrell also stated that there is also a \$200 Commission on Ethics and Lobbying in Government Registration Fee.

**K. Manne made a motion to approve the \$60,000 Government Relations Contract with Ostroff Associates plus a \$200 registration fee as discussed above; the motion was seconded by M. Gray. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes (Video Conference*)
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
P. Zelif -	Yes		

**The item was approved as presented.**

**4.5 Batavia Home Fund** - The homeowner is looking to make improvements to the exterior (new siding) which qualifies under Eligible Activities item #6 Grants to support owner occupied single family exterior rehabilitation (maximum award of \$10,000). They are seeking a grant of \$10,000. Their total cost of construction is \$38,745. This grant and homeowner improvement to the residence would improve the blighted look of this residence as compared to the majority of the homes in that area that have been recently renovated.

**Fund commitment:** \$10,000 from the Batavia Home Fund contingent upon all terms and conditions of the work being completed in accordance with the policy.

**Committee action request:** The Housing Oversight Committee of the Batavia Home Fund met and approved this application. Seeking Board authorization to release the funds in accordance with the terms and conditions of the Batavia Home Fund.

This item was recommended for approval by the Committee.

**K. Manne made a motion to approve the release of grant funds in the amount of \$10,000 in accordance with the terms and conditions of the Batavia Home Fund; the motion was seconded by C. Yunker. Roll call resulted as follows:**



P. Battaglia - Yes  
K. Manne - Yes  
M. Clattenburg – Yes  
P. Zelif - Yes

C. Yunker - Yes (Video Conference\*)  
C. Kemp - Yes  
M. Gray - Yes

**The item was approved as presented.**

**4.6 Invest Buffalo Niagara** - Invest Buffalo Niagara (InBN) is a non-profit regional economic development organization supported by a team of private and public-sector leaders dedicated to improving economic performance in Buffalo Niagara/ Western New York. InBN's primary goals are to retain and expand existing business and to professionally market the region as a competitive, vibrant and high-profile place for business location and growth. To support business attraction, expansion, entrepreneurship and innovation, InBN collaborates with local businesses, universities, not-for-profit organizations and government leaders to deliver a unified response to regional economic development opportunities.

The funding requested to support InBN is an integral partner in our sales/marketing efforts for the attraction of new companies to our community. Other services beyond regional site selection include marketing and design services, online property listing (CLS system) for development sites, data and demographics reports for business development support, graphics support for brochures, ads, and other marketing collateral, as well as publicizing and supporting the GCEDC and STAMP initiative in Western New York/ Western New York Regional Council. InBN staff have shown a tireless commitment to supporting and advocating for our economic development goals and strategies particularly as it relates to STAMP.

**Board Request:** An investment renewal of \$25,000 for continued marketing and business development support for one year. This investment cost was anticipated and contained in the 2025 budget.

This item was recommended for approval by the Committee.

**K. Manne made a motion to approve the Invest Buffalo Niagara Contract not to exceed \$25,000; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia - Yes  
K. Manne - Yes  
M. Clattenburg – Yes  
P. Zelif - Yes

C. Yunker - Yes (Video Conference\*)  
C. Kemp - Yes  
M. Gray - Yes

**The item was approved as presented.**

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

**5.1 Nothing at this time.**

## **6.0 STAMP Committee – P. Zelif**

**6.1 Payment to the Village of Oakfield** – The GCEDC, STAMP Sewer Works Corp. and the Village of Oakfield are working together on the design, construction and operation of a new force main sewer line

from the STAMP Site to the Village of Oakfield Wastewater Treatment Facility (“Oakfield WWTF”) to provide wastewater treatment services to STAMP. In May of 2024, these three entities entered into an MOU whereby the GCEDC would pay the Village of Oakfield for engineering costs incurred to review the design plans for the force main and potential upgrades to the existing WWTF.

**Fund Commitment:** \$12,532.50 to be covered under the \$8 million grant.

**Committee Action request:** Recommend approval of paying the Village of Oakfield engineering costs that are covered under the MOU.

This item was recommended for approval by the Committee.

**P. Zelif made a motion to approve the Payment to the Village of Oakfield for engineering costs that are covered under the MOU not to exceed \$12,532.50 as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes (Video Conference*)
K. Manne -	Yes	C. Kemp -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
P. Zelif -	Yes		

**The item was approved as presented.**

**6.2 Escrow Agreement – Expenses** - The GCEDC board has required three data center projects that are looking at overlapping acreage to enter into agreements to cover the costs incurred by the GCEDC regarding their projects. The GCEDC Board approved the draft Escrow Agreement at the 10/31/24 Board Meeting. \$25,000 deposits have been received from each of the companies. Funds are to be replenished as necessary.

Included with the meeting materials were three proposed engagement letters with Phillips Lytle engaging them to do the required work related to reviewing these projects. The escrow agreements state that the “Applicant shall reimburse the GCEDC for its documented, invoiced out of pocket Consultant fees incurred in connection with the review of the Project”.

**Fund Commitment:** The total amount is to be determined. Total expenses would not exceed the total funds received from these companies under the Escrow Agreements.

**Board Action Request:** Recommend authorization to pay expenses related to the executed Escrow Agreements in place with three data center projects.

The Committee has recommended that the payment of invoices should not exceed the deposit amounts received per data center company.

This item was recommended for approval by the Committee.

**P. Zelif made a motion to approve the payment of invoices to Phillips Lytle related to the data centers not to exceed \$25,000 per company which will be paid from deposits received; the motion was seconded by P. Battaglia. Roll call resulted as follows:**

P. Battaglia -	Yes	C. Yunker -	Yes (Video Conference*)
K. Manne -	Yes	C. Kemp -	Yes

M. Clattenburg – Yes  
P. Zelif - Yes

M. Gray - Yes

**The item was approved as presented.**

**6.3 Onsite Water Storage Tank Bids** - The GCEDC went out to bid for an onsite water storage tank that would connect to the potable water system at STAMP and the Town of Alabama. The bid was put out as one project but with three base bids as follows:

- A. 500,000-gallon storage tank.
- B. 1,000,000-gallon storage tank.
- C. 2,000,000-gallon storage tank.

The bid documents stated that the Owner reserves the right to award the Base Bids individually or the combination of the Base Bids to the lowest, responsive, responsible bidder based on which Bid combination best fits the project budget and priorities, including MWBE participation amounts.

Clark Patterson Lee provided a recommendation for an award letter, which was included in the Board materials.

**Fund commitment:** \$4.2 million from the NYS \$56 million and any excess would be paid out of the land sale proceeds from Apple Tree Acres Park.

**Committee action request:** Committee to discuss which tank size and bid to award.

This item was recommended for approval by the Committee.

**P. Zelif made a motion to approve the base bid of .5 million gallons for the Onsite Water Storage Tank to DN Tanks; the motion was seconded by M. Clattenburg. Roll call resulted as follows:**

P. Battaglia - Yes  
K. Manne - Yes  
M. Clattenburg – Yes  
P. Zelif - Yes

C. Yunker - Yes (Video Conference\*)  
C. Kemp - Yes  
M. Gray - Yes

**The item was approved as presented.**

## **7.0 Employment & Compensation – M. Gray**

**7.1 Nothing at this time**

## **8.0 Housing Committee – P. Battaglia**

**8.1 Nothing at this time**

## **9.0 Other Business**

**9.1 Nothing at this time.**

## **10.0 Adjournment**

As there was no further business, P. Battaglia made a motion to adjourn at 5:12 p.m., which was seconded by M. Gray and passed unanimously.