



Meeting Agenda – STAMP Committee
 Genesee County Economic Development Center
 Tuesday, June 30, 2020
 Location: Electronically
 10:30 a.m.

Page #’s	Topic	Discussion Leader	Desired Outcome
	1. Call to Order – Enter Public Session Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo’s Executive Order 202.1 issued on March 12, 2020 suspending the Open Meetings Law, this Meeting is being held electronically via conference call / video conference instead of a public meeting open for the public to attend in person.	A. Young	
	2a. Executive Session Motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105 for the following reasons: 1. 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. 2b. Enter Public Session	A. Young	Vote
2-4	3. Chairman’s Report & Activities 3a. Agenda Additions / Deletions / Other Business 3b. Minutes: March 24, 2020	A. Young	Vote
5-6	4. Discussions / Official Recommendations to the Board: 4a. Lead Agency SEQR Update Process Review	M. Masse / A. Walters (Phillips Lytle)	Discussion
7-10	4b. Resolution to Submit an Application for Transportation & Utility Systems & Facilities on Federal Lands	M. Masse	Disc / Vote
11	4c. Global Location Strategies – STAMP Site Analysis Consulting	J. Krencik	Disc / Vote
	5. Adjournment	A. Young	Vote

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GCEDC STAMP Committee Meeting
Tuesday, March 24th, 2020
Location: Electronically
10:30 a.m.

MINUTES

ATTENDANCE

Committee Members: P. Battaglia, C. Yunker, A. Vanderhoof, P. Zelif
Staff: L. Farrell, M. Masse, L. Casey, J. Krencik, C. Suozzi, S. Hyde, P. Kennett
Guests:
Absent:

1. Call to Order / Enter Public Session

P. Zelif called the meeting to order at 10:31 a.m. via conference call.

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020 suspending the Open Meetings Law, this Meeting is being held electronically via conference call instead of a public meeting open for the public to attend in person.

2. Executive Session

No motion was made to enter Executive Session.

3. Chairman's Report & Activities

3a. Agenda Additions / Other Business

P. Battaglia made a motion to add "Partner Fee Agreement" as agenda item 4c, the motion was seconded by A. Vanderhoof. Roll call resulted as follows:

P. Zelif - Yes
P. Battaglia - Yes
C. Yunker - Yes
A. Vanderhoof- Yes

The item was approved as presented.

3b. Minutes: February 6, 2020

C. Yunker made a motion to approve the minutes from February 6, 2020; the motion was seconded by P. Battaglia. Roll call resulted as follows:

P. Zelif - Yes
P. Battaglia - Yes
C. Yunker - Yes
A. Vanderhoof- Yes

The item was approved as presented.

4. Discussions / Official Recommendations to the Board:

4a. Monroe County Water Authority Main Extension Agreement (MCWA) – MCWA has submitted an agreement for engineering, construction and repair deposit associated with the construction of the transmission main in the Town of Pembroke. MCWA is the retail provider of water in the Town of Pembroke. This contract will only cover work that is completed in the Town of Pembroke.

Fund Commitment: The \$6,911.20 is covered under the \$4 million County funds.

A. Vanderhoof made a motion to recommend to the full Board approval of the Monroe County Water Authority Main Extension Agreement as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

P. Zelif - Yes
P. Battaglia - Yes
C. Yunker - Yes
A. Vanderhoof- Yes

The item was approved as presented.

4b. Award of Contract – Phase IV Water – Pembroke Line – Three bids were received for the STAMP Offsite Water Main Phase IV Project. Morsch Pipeline, Inc submitted the lowest bid (Base Bid B outlined in the packet on page 16 & 17) in the amount of \$2,220,743.00. This is covered under the \$4 million County funds.

P. Battaglia made a motion to recommend to the full Board acceptance of the Morsch Pipeline bid for the STAMP Offsite Water Main Phase IV Project; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Zelif - Yes
P. Battaglia - Yes
C. Yunker - Yes
A. Vanderhoof- Yes

The item was approved as presented.

4c. Partner Fee Agreement – Gary Homonai, a Professional Business Development Consultant, would like to enter into an agreement with the GCEDC to market the STAMP site. After reviewing the partner fee agreement, Committee members expressed concern that Gary Homonai could be classified as an

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employee of the GCEDC as opposed to an independent contractor. The Committee requested changes to the language in order to clarify "employee" versus "contractor" status in the agreement.

P. Zeliff made a motion to recommend to the full Board approval of the partner fee agreement pursuant to changes made to the language; the motion was seconded by P. Battaglia. Roll call resulted as follows:

- P. Zeliff - Yes
- P. Battaglia - Yes
- C. Yunker - Yes
- A. Vanderhoof- Yes

The item was approved as presented.

5. Adjournment

As there was no further business, P. Battaglia made a motion to adjourn at 10:45 a.m., seconded by C. Yunker and passed unanimously.



Phillips Lytle LLP

Memorandum

To: Mark A. Masse

From: Adam S. Walters
Matthew J. Fitzgerald

Date: June 25, 2020

Re: Genesee County Economic Development Center Obligations Pursuant to SEQRA

Pursuant to the State Environmental Quality Review Act ("SEQRA"), the GCEDC is required to take a "hard look" at all proposed modifications to the STAMP Project. The 2012 Findings Statement issued by the GCEDC, as lead agency, in connection with the STAMP Generic Environmental Impact Statement ("STAMP GEIS") provides guidance to the GCEDC for evaluating environmental reviews for future project modifications. Basically, pursuant to this Findings Statement, the GCEDC is obligated to determine if any proposed project modifications have the potential to have significant adverse environmental impacts that were not addressed in the STAMP GEIS.

The following project modifications are currently proposed for STAMP:

- Construction of a wastewater treatment facility ("WWTF") on the STAMP Site within the utility infrastructure area to treat the sanitary wastewater generated by STAMP's manufacturing and other tenants. The WWTF will not treat the manufacturing tenants' process wastewater, rather the tenants will treat their own process wastewaters directly before discharging to the main pump station wet well. The main pump station will then pump the combined flows through a proposed force main ("Force Main") to a new discharge point to be located on Oak Orchard Creek in the Town of Shelby, Orleans County, New York.
- Construction of the Force Main which involves the installation of approximately 44,750 linear feet of sanitary force main, metering vaults, and maintenance manholes. The vast majority of installation of sewer related infrastructure will be along public roads via a combination of open cut method and directional drill methods. The Force Main will convey up to six (6) million gallons per day ("MGD") of treated wastewater from the STAMP site to a new discharge in Oak Orchard Creek.

- A new water main ("Water Main") to be installed along the Lewiston Road right of way between the Genesee County line with Niagara County and the STAMP Site. The new water main will bring up to six (6) MGD of water from the Niagara County Water District ("NCWD") to STAMP.
- The development of an approximate 20 acre parcel located immediately north of STAMP. This landlocked parcel lies between the STAMP Site and a utility corridor which houses the Empire Pipeline and a 345 KV Power Line which will ultimately supply power to STAMP tenants. This parcel is located to the west of the intersection of Lewiston Road (NYS Route 77) and Crosby Road in the Town of Alabama and is bounded by the Empire Pipeline/345 KV Power Line utility corridor to the north, hedgerows to the east and south, and woods and brush to the west. It is anticipated that this parcel will be the site of an electrical substation.

In August 2019, the GCEDC re-established itself as lead agency for the environmental review of these Project Modifications. In late June, 2020, the GCEDC, as lead agency, circulated an updated package of information to all interested and involved agencies.

This package included the following:

- Cover Letter from GCEDC Explaining the Project Modifications
- Full Environmental Assessment Form
- Updated List of Interested and Involved Agencies
- Force Main, Main Pump Station, & Onsite WWTF Basis of Design Report
- STAMP 6 MGD Water Basis of Design Report
- Oak Orchard Hydraulic Report
- Iroquois National Wildlife Refuge ROW Environmental Assessment
- STAMP Water Main & Wastewater Wetland & Stream Delineation Summary

The GCEDC Board's task, as lead agency, is to review this information as well as any comments from interested and involved agencies and determine whether the Project Modifications have the potential to have any significant adverse environmental impacts that were not addressed in the GEIS. If the GCEDC Board determines that there are no significant adverse environmental impacts that were not addressed in the GEIS, then it must issue updated SEQR findings. If the GCEDC Board determines that there are significant adverse environmental impacts that were not addressed in the STAMP GEIS, then a supplemental environmental impact statement must be prepared.

Mark Masse

STAMP Committee

June 30, 2020

USFWS ROW permit along Route 63

Discussion: The GCEDC has completed the NEPA process with US Fish and Wildlife for the Iroquois Refuge and received a favorable compatibility determination for our force main project for STAMP to a proposed direct discharge location in Oak Orchard Creek. The next step is to submit an Application for Transportation and Utility Systems and Facilities on Federal Lands to receive our permit for construction. One of the requirements is to have the Board pass a resolution authorizing the submission of the application.

Board action request: Authorize the GCEDC to submit and Application for Transportation and Utility Systems and Facilities on Federal Lands to the United States Fish and Wildlife Service and any other applicable Federal Agency.

Fund Commitment: \$300 application fee

AUTHORIZING RESOLUTION

A regular meeting of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center was convened on Thursday, July 2, 2020.

The following resolution was duly offered and seconded, to wit:

Resolution No. 7/2020 - _____

RESOLUTION AUTHORIZING THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") TO EXECUTE CERTAIN APPLICATION DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT (AS DESCRIBED BELOW)

Project Description: The Genesee County Industrial Development Agency d/b/a the Genesee County Economic Development Center ("GCEDC") has 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").

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "State"), as amended, and Chapter 565 of the Laws of 1970 of the State, as amended (hereinafter collectively called the "Act"), the **GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY d/b/a GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER** (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, the Agency is authorized and empowered by the provisions of 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, the Agency desires to adopt a resolution authorizing the execution and delivery of an Application for Transportation and Utility Systems and Facilities on Federal

Lands along with any necessary and incidental documents to the issuance of the permit by the United States Fish and Wildlife Service

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER AS FOLLOWS:

Section 1. The Chairman, Vice Chairman, President and CEO, and/or Senior Vice President of Operations of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver an Application for Transportation and Utility Systems and Facilities on Federal Lands along with any necessary and incidental documents to the issuance of the permit by the United States Fish and Wildlife Service (collectively, the "Application"), and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency to the Application and to attest the same, all with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, President and CEO, and/or Senior Vice President of Operations of the Agency shall approve, the execution thereof by the Chairman, Vice Chairman, President and CEO and/or Senior Vice President of Operations of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in Project.

Section 2. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency; and it is further

Section 3. These Resolutions 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:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
Paul Battaglia	[]	[]	[]	[]
Peter Zelif	[]	[]	[]	[]
Craig Yunker	[]	[]	[]	[]
Matthew Gray	[]	[]	[]	[]
Todd Bender	[]	[]	[]	[]
Andrew Young	[]	[]	[]	[]
Amy Vanderhoof	[]	[]	[]	[]

The Resolutions were thereupon duly adopted.

SECRETARY'S CERTIFICATION

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

I, the undersigned Secretary of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center (the "Agency"), including the resolution contained therein, held on July 2, 2020, with the original thereof on file at the Agency's office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that 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 modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this ____ day of July, 2020.

Secretary

GCEDC

Jim Krencik, Director of Marketing & Communications

Memo on Global Location Strategies Reverse Site Selection Analysis Proposal

June 24, 2020

In preparation for the next phase of marketing of the WNY STAMP site and the STAMP North and STAMP South campuses to companies, the GCEDC has engaged with Global Location Strategies (GLS) on a proposal for a reverse site search.

The project would commence in August 2020 and provide the GCEDC with a deep evaluation of our site readiness, site marketing, and industry targets at STAMP.

GLS is a leading site selection and location advisory firm, and their leadership proposes to perform a site asset analysis, a target industry audit, a site competitiveness analysis, and a marketing evaluation over three phases. Recommendations to the GCEDC will be provided throughout the process and at completion of the reverse site search.

The project is intended to confirm STAMP's market placement and provide prioritized guidance as the GCEDC staff prepares delivery of site readiness, site infrastructure, project financing structures, and site marketing for a launch to market for projects at the shovel-ready 400-acre STAMP South campus and 850-acre STAMP North campus.

Based on the project proposal, and a requested National Grid matching grant, the estimated cost of all phases would be covered by the GCEDC's 2020 budget.

Board Request: Authorization to contract with Global Location Strategies for a cost not to exceed \$55,000. A matching grant from National Grid has been requested.