



Meeting Agenda – STAMP Committee
 Genesee County Economic Development Center
 Wednesday, January 11, 2023 - 8:00 a.m.
 Location: 99 MedTech Drive, Innovation Zone

| Page #’s | Topic | Discussion Leader | Desired Outcome |
|----------|---|-------------------|-----------------|
| | 1. Call to Order – Enter Public Session | P. Zelif | |
| | 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. | P. Zelif | |
| | 1b. Enter Public Session | | |
| 2-6 | 2. Chairman’s Report & Activities 2a. Agenda Additions / Deletions / Other Business 2b. Minutes: November 30, 2022 | P. Zelif | Vote |
| 7-10 | 3. Discussions / Official Recommendations to the Board: 3a. Saratoga Associates Proposal for STAMP Site Visualization Services | M. Masse | Disc / Vote |
| | 4. Adjournment | P. Zelif | Vote |



GCEDC STAMP Committee Meeting

Wednesday, November 30, 2022

Location: 99 MedTech Drive, Innovation Zone

8:00 a.m.

MINUTES

ATTENDANCE

Committee Members: P. Zeliff, C. Kemp, M. Clattenburg, C. Yunker
 Staff: M. Masse, J. Krencik, S. Hyde, L. Casey, L. Farrell, C. Suozzi
 Guests: M. Landers (County Manager), R. Crossen (Town of Alabama Supervisor), T. Carpenter (CPL), S. Stein (Genesee County Legislator Chair)

Absent:

1. Call to Order / Enter Public Session

P. Zeliff called the meeting to order at 8:04 a.m. in the Innovation Zone.

1a. Executive Session

C. Yunker made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 8:05 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 public body, but only when publicity would substantially affect the value thereof.

The motion was seconded by M. Clattenburg and approved by all members present.

1b. Re-Enter Public Session

M. Clattenburg made a motion to enter back into public session at 9:06 a.m., seconded by C. Kemp and approved by all.

2. Chairman’s Report & Activities

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

2b. Minutes: October 5, 2022

M. Clattenburg made a motion to approve the October 5, 2022 minutes; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zeliff - Yes

- C. Yunker - Yes
- M. Clattenburg – Yes
- C. Kemp - Yes

The item was approved as presented.

3. Discussions / Official Recommendations to the Board:

3a. NYISO Deposit Increase from \$5,000 to \$10,000 – In 2017 the GCEDC applied to the NYSIO with an interconnection request to draw down 500 MW from the 345 kV lines to the north of the STAMP site. Upon completion of the Systems Impact Study (SIS) and the facility study, the NYISO determined that the GCEDC could draw down 300 MW without having to pay for any improvement to the overall electrical grid. Upon conversations with NYPA, if the GCEDC would like to draw down 600 MW we need to submit another interconnection request to get in the interconnection queue. This is a four- step process:

Step 1: The GCEDC submits an interconnection request. The project description is to increase the load at the STAMP location. NYPA believes that there is a deposit required of \$5,000.

Step 2: NYISO holds a meeting with all affected parties to confirm the request as well as to discuss the scope.

Step 3: System Impact Reliability Study. NYISO performs this study and provides recommendations for any needed upgrade.

Step 4: Facility Study: The transmission Owner develops detailed scope and cost estimate for the scope. After this point, the project can be considered firm if you decide to move forward.

Potential future costs: The total cost of the SIS may be between \$30,000 to \$100,000, depending on the scope. They require a \$150,000 deposit but you pay the actual study cost.

Fund Commitment: \$10,000 to be covered under the \$8 million grant. The Board previously approved up to \$5,000.

C. Yunker made a motion to recommend to the full Board the approval of the interconnection request to NYISO and increasing the deposit from \$5,000 to a not to exceed amount of \$10,000 as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

- P. Zeff - Yes
- C. Yunker - Yes
- M. Clattenburg – Yes
- C. Kemp - Yes

The item was approved as presented.

S. Stein left the meeting at 9:11 a.m.

3b. CPL Final Design & Bid Packet for WWTF Contract – The GCEDC is currently looking at sizing the WWTF appropriately for the current tenants locating at STAMP. The GCEDC had previously worked with the DEC for the better part of a year and half to get the 1 MGD plant approved. We are still awaiting final

2b

DEC comments on that design. We need to look at options and flows for construction since we have tenant commitments that would require the construction of the WWTF. CPL recommends to design and permit a 150,000 GPD Onsite SBR WWTF base project that will be expandable at treatment capacity levels of 150,000, 300,000 and 450,000 GPD. The upstream and downstream infrastructure will be designed to accommodate a full build out capacity of 450,000 GPD. A low flow 25,000 GPD treatment option will be included for budgetary flexibility. The phased solution will provide significant bidding flexibility to right size the WWTF to meet STAMP's operational needs and budget.

Fund Commitment: Not to exceed \$225,000 to be covered under the \$33 million grant.

C. Yunker made a motion to recommend to the full Board the approval of the CPL contract for the final design and engineering of the WWTF not to exceed \$225,000 as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

P. Zelif - Yes
C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

The item was approved as presented.

3c. STAMP Maintenance of Common Space Areas – We have been working with Phillips Lytle on the best structure to ensure that the common areas are maintained at the STAMP site. Phillips Lytle has prepared a memo, included with the meeting materials, outlining our findings and conclusions. Staff believes that the best option is for the GCEDC to transfer the undevelopable land at STAMP to an existing 501(c)(3), such as NY Green, of which the GCEDC maintains a Board position. The GCEDC would not transfer the protected areas to NY Green, however. STAMP tenants, as part of the business park association, would be charged a common area fee based on the developable acreage at the STAMP site that would be paid to NY Green. In turn, NY Green would be responsible for the contractible obligations for mowing, etc. of common areas at the STAMP site.

Fund Commitment: None.

M. Clattenburg made a motion to recommend to the full Board the approval of the form and function of the maintenance of the common areas as outlined above; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zelif - Yes
C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

The item was approved as presented.

3d. Access License Agreement for Edwards Vacuum and/or affiliates for due diligence work -

Phillips Lytle has prepared for the GCEDC an Access License Agreement to allow Edwards Vacuum and their agents to enable their due diligence on GCEDC owned property for their proposed manufacturing 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 recommend to the full Board the approval of the Access License Agreement as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Zeliff - Yes
C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

The item was approved as presented.

3e. CPL Proposal for SEQR Preparation for Infrastructure at STAMP - The GCEDC is currently preparing to complete a SEQR review of a couple of projects that are looking at the STAMP site. As a part of this review, the GCEDC has decided to include as much of the short-term and long-term infrastructure that is being contemplated at STAMP. This will enable less delays in permitting in the future when this infrastructure becomes necessary. To ensure that the SEQR analysis takes a hard look at the potential environmental impacts of this infrastructure, there is some design and engineering that needs to be completed. Clark Patterson Lee has prepared a proposal to reflect that work to support the SEQR analysis.

Fund Commitment: Not to exceed \$25,000 to be covered under the \$33 million grant.

Committee Action request: Recommend approval of the proposal from Clark Patterson Lee for the services needed to support the SEQR review of potential future infrastructure at STAMP.

C. Yunker made a motion to recommend to the full Board the approval of the CPL proposal for SEQR preparation for infrastructure at STAMP not to exceed \$25,000.00 as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zeliff - Yes
C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

The item was approved as presented.

3f. e3communications STAMP Contract – e3communications, a professional media and public relations firm/ consultant, has submitted a proposal for 2023 services related to public relations and social media marketing for the Western New York Science and Technology Advanced Manufacturing Park (STAMP).

In 2022, e3communications supported GCEDC staff with STAMP planning, sales and marketing, and government/stakeholder relations; including support of the Edwards Vacuum project announcement, Plug Power's construction, and related activities. e3communications also maintains an expanded social media presence to audiences in project development and the greater public.

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Fund Commitment: \$24,000 fund commitment. Funding is available and budgeted in the 2023 GCEDC Operations/Marketing budget for the full contract.

C. Yunker made a motion to recommend to the full Board the approval of the 2023 e3communications STAMP Contract not to exceed \$24,000; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zeff - Yes
C. Yunker - Yes
M. Clattenburg – Yes
C. Kemp - Yes

The item was approved as presented.

4. Adjournment

As there was no further business, M. Clattenburg made a motion to adjourn at 9:36 a.m., seconded by C. Kemp and passed unanimously.

STAMP Site visualization Services

Discussion: In conjunction with the March 2021 Letter of Resolution between NYSDEC, SHPO and the GCEDC, any project at STAMP that requires a discharge permit for stormwater from NYSDEC must complete an assessment of potential impacts to the Nation's Territory. This proposal will be to prepare a visual assessment for the construction of the substation. This will include photo simulations along with line-of-sight profiles. This will also include the visual assessment for the GCEDC in connection with certain proposed and future infrastructure improvements and facilities at STAMP.

Fund Commitment: \$4,750 from the \$33 million.

Board Action Request: Approval of payment of \$4,750 to Saratoga Associates for the visual assessment and profiles.

SARATOGA ASSOCIATES

Landscape Architects, Architects,
Engineers, and Planners, P.C.

November 22, 2022

Matthew Fitzgerald
Associate
Phillips Lytle, LLP
One Canalside
125 Main Street
Buffalo, NY 14203-2887

Re: Proposal Submission – Additional Project Visualization Services – GCEDC STAMP Site

Dear Mr. Fitzgerald:

Saratoga Associates is pleased submit this proposal to provide additional project visualization services for the Genesee County Economic Development Council (GCEDC) Science & Technology Advanced Manufacturing Park (STAMP) site. We understand the primary need is to depict the degree of potential visibility and general visual character of structures depicted on the "STAMP – Master Utility Plan – Onsite Infrastructure" ("Master Plan"), dated November 2022. We further understand that the primary emphasis of the assessment will be on views from the abutting Tonawanda Seneca Nation's Territory ("Nation's Territory"), with secondary emphasis on views from the Hamlet of Alabama and Routes 63 and 77.

PRIMARY SCOPE OF SERVICES

Project 1 – Visualization of Substation from Nation's Territory

Saratoga Associates previously provided virtual visualizations of the proposed "112 Line" as viewed from the Nations Territory. To simulate the degree of visibility of structures envisioned in the Master Plan we would revise the previously prepared 3D model data and provided visualizations from the same vantage points. Visualizations would depict proposed buildings from three vantage points at four incremental vegetative setback distances; no setback, 50-foot setback, 100-foot setback and 200-foot set-back from the STAMP/Nation's Territory property line.

Project 2 – Visualization from Hamlet of Alabama and Routes 63 and 77

Saratoga Associates will provide conceptual photo simulations illustrating the likely degree of visibility and general visual character of the proposed building two off-site vantage points to the northeast of the STAMP property.

Photo simulations will be prepared by superimposing a rendering of a three-dimensional computer model of proposed buildings into existing conditions photographs taken previously. This proposal does not contemplate need for additional site photography.

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November 22, 2022
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The 3D computer model of the Master Plan Structures will be developed in AutoDesk Civil 3D® and 3D Studio Max® software. The 3D model will be built to a conceptual level of detail commensurate with the best design information currently available for this project.

Simulated perspectives will be aligned with the corresponding base photograph by matching the precise X, Y, and Z coordinates of the field camera position (as recorded by GPS) and the focal length of the camera lens used. The camera's target position will be established by aligning common elements visible in both the digital model and actual photograph (e.g., existing regional topography and/or structures within view). The 3D model will be rendered using sunlight settings approximating the date and time of day the base photograph was taken. To the extent practicable, design details (e.g., precise location, elevation, dimension, form and color) of the proposed facility will be built into the 3D model and incorporated into the photo simulation.

Simulations will be provided in PDF format. Page size will be 11"x17" format on a descriptive title block. One (1) draft will be submitted to the project sponsor for review prior to the final document.

For the purpose of this proposal, we assume up to three (3) simulated vantage points representative of views from the hamlet of Alabama and Routes 63 and 77 will be provided.

Task 3 – Summary Document - Saratoga Associates will provide a brief written report documenting the methodology used to develop project visualizations and summarizing potential project visibility from the adjacent property.

ESTIMATED FEE AND TERMS

| | |
|--|--------------|
| Project 1 – Visualization from Nation's Territory | \$2,000 |
| Task 2 – Visualization from Hamlet of Alabama and Routes 63 and 77 | \$2,000 |
| Task 3 – Summary Document | <u>\$750</u> |
| Total | \$4,750 |

Saratoga Associates will complete the above scope of service on a time and materials basis with a not-to-exceed budget as presented above. Any work requested exceeding the Scope of Work, or beyond the fee proposed above, must be approved in writing by an authorized representative of the project sponsor before such work is undertaken by Saratoga Associates. Reimbursable expenses will be invoiced at cost plus 10%.

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ASSOCIATES

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PROJECT SCHEDULE

Saratoga Associates anticipates that the proposed Scope of Services shall be completed no later than January 5, 2023.

If you have any questions or require clarification, please do not hesitate to call.

Very truly yours,



Matthew W. Allen, RLA
Principal
Saratoga Associates
SARATOGA ASSOCIATES
Landscape Architects, Architects, Engineers, and Planners, P.C.