



**GCEDC Board Meeting
Thursday, September 7, 2023
Location: 99 MedTech Drive, Innovation Room
4:00 PM**

GCEDC MINUTES

Attendance

Board Members: M. Gray, C. Kemp, P. Battaglia, P. Zeliff, K. Manne, M. Clattenburg, C. Yunker
Staff: M. Masse, S. Hyde, L. Farrell, P. Kennett, L. Casey, J. Krencik
Guests: R. Gaenzle (Harris Beach/Video Conference), D. Cunningham (GGLDC Board Member), M. Brooks (GGLDC Board Member), S. Noble-Moag (GGLDC Board Member), J. Tretter (GGLDC Board Member), S. Maier (Harris Beach)

Absent:

1.0 Call to Order

P. Zeliff called the meeting to order at 4:00 p.m. in the Innovation Zone.

1.1 Enter Executive Session

P. Battaglia made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 4:01 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 M. Gray and approved by all members present.

1.2 Enter Public Session

M. Gray made a motion to enter back into public session at 5:25 p.m., seconded by P. Battaglia and approved by all members present.

2.0 Chairman's Report & Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday, October 5th at 4:00 p.m.

Audit & Finance Committee Meeting: Tuesday, October 3rd at 8:30 a.m.

STAMP Committee Meeting: Wednesday, October 4th at 8:00 a.m.

P. Zeliff stated that he would not be available for next month's meetings, which are listed above. P. Battaglia may also have a conflict on October 5th.

P. Battaglia stated that the Housing Committee and the STAMP Sewer Works will need to meet soon. L. Farrell stated that she would try to schedule these additional meetings the week of the scheduled October Board meetings.

2.2 Agenda Additions / Deletions / Other Business –

M. Gray made a motion to add agenda item 6.5 – Request from the Tonawanda Seneca Nation and remove agenda item 6.4- Host Community Investment Agreement; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The agenda item was added.

2.3 Minutes: August 3, 2023 –

C. Yunker made a motion to accept the August 3, 2023 minutes as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

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

The item was approved as presented.

2.4 Committee Member Appointments – P. Zeff appointed Kati Manne to the Governance Committee and appointed her the Chair of the Audit & Finance Committee. M. Gray was removed from the Governance Committee and appointed the Chair of the Employment and Compensation Committee. He will remain on the Audit and Finance Committee. M. Clattenburg was appointed to the Governance Committee and will remain on the STAMP Committee.

3.0 Report of Management

3.1 Excelsior Energy Center, LLC- Authorizing Resolution- We are in receipt of a letter dated August 17, 2023 serving as an amendment to their 2021 application for financial assistance from NextEra Energy Resources and their Excelsior Energy Center, LLC legal entity. This letter relates to the 280MW Utility Scale Solar project planned for construction in Byron New York which was induced for benefits by GCEDC board resolution # 06/2021-01 on June 3rd, 2021.

The project has experienced delays for several reasons including:

- 1) Supply Chain Constraints for materials availability and considerable inflation due to the COVID-19 Pandemic.
- 2) An anti-circumvention investigation by the U.S. Department of Commerce with respect to the importation of solar panels and related supplies/materials through Malaysia, Vietnam,

Thailand, and Cambodia. This investigation was seeking to determine if Chinese materials were finding their way into solar panels and systems identified as being wholly produced outside of China to avoid Chinese related duties/tariffs ("circumvention investigation"). Due to this investigation, nearly all solar panels stopped entering the U.S. for several months during 2022 further exacerbating supply and costs of solar energy generation systems.

The letter provided updates on the project as follows:

- Capital Investment has increased to \$519.05M from \$345.56M (+50%) with no request for additional IDA benefits.
- The Sales and Use Tax benefits approved in 2021 at \$11.29M are requested to remain the same. However, an analysis of the likely sales and use tax exemption needed is less (\$7.52M) given the project developer's more detailed understanding of New York sales tax law and regulations for projects of this nature.
- The IDA fee negotiated in 2021 was agreed to remain fixed at the established policy level at the time. The fee remains within the allowable fee range for projects exceeding \$450M per current policy.
- Construction is expected to commence in the Spring of 2024 as they await a final ruling from NYSERDA related to adjustments in state level project funding given inflation.
- They expect to complete construction and begin operations in late 2025 (December).

As a result, Excelsior Energy Center, LLC is requesting an extension to the GCEDC Project Agreement and related tax assistance documents from December 31, 2023 (original resolution) to December 31, 2026 (amended resolution).

Resolution No. 09/2023 - 01

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) AUTHORIZING AN EXTENSION OF THE COMPANY'S RIGHT TO ACT AS AGENT OF THE AGENCY AND (ii) IF NECESSARY, AUTHORIZING THE EXECUTION AND DELIVERY OF RELATED DOCUMENTS

P. Battaglia made a motion to accept Authorizing Resolution #09/2023-01, authorizing the extension of the sales and use tax benefits to December 31, 2026 as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

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

C. Yunker stated that there is no direct conflict because of his relationship with Excelsior Solar, but to avoid the appearance of conflict he has decided to abstain.

The item was approved as presented.

3.2 Oak Orchard Solar 3 – Final Resolution - Oak Orchard Solar 3 LLC is proposing to construct a community solar farm project on Route 98 in the Town of Batavia. The project will utilize ground-mounted solar panels to convert the sun's energy into 5 MW of AC power. The project will provide enhanced property tax payments via a 15-year PILOT that are significantly greater than the current agricultural-vacant land value of the project.

The project's PILOT will contribute \$4,000/MWAC + a 2% annual escalator in payments to Genesee County and Elba Central School District. The PILOT is estimated to generate \$319,088 in PILOT payments over the 15-year term. The project will also fund a community benefit agreement for workforce development and economic development projects in Genesee County.

The project is aligned with New York's aggressive goals for renewable energy, energy efficiency and greenhouse gas reductions, and will offer customers a 10% discount vs average market rates for the generated power.

The public hearing was held on August 30, 2023. There were no public comments.

3.1a UTEP - The Board acknowledged that the UTEP was provided with meeting materials and concurs with each criterion. See the Statement of Compliance of Project Criteria listed in the Uniform Tax Exemption Policy (UTEP), attached to the minutes for additional Project details and Board approvals.

3.1b Final Resolution -

Resolution No. 09/2023 - 02

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON AUGUST 30, 2023, WITH RESPECT TO THE OAK ORCHARD SOLAR 3, LLC (THE "PROJECT"); (ii) APPOINTING THE COMPANY AS AGENT OF THE AGENCY; (iii) AUTHORIZING FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, RENOVATION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL REAL PROPERTY TAX ABATEMENT STRUCTURED THROUGH A TAX AGREEMENT AND (C) A PARTIAL MORTGAGE RECORDING TAX EXEMPTION AS AUTHORIZED BY THE LAWS OF THE STATE OF NEW YORK; (iv) AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF A PROJECT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, TAX AGREEMENT, MORTGAGE AND RELATED DOCUMENTS WITH RESPECT TO THE PROJECT.

M. Gray made a motion to accept Final Resolution #09/2023-02, authorizing the incentives as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

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

The item was approved as presented.

3.3 HP Hood – Initial Resolution - HP Hood is planning to expand at the Ag Park in Batavia, NY.

The \$120 million project consists of a 32,500 sq ft expansion to accommodate approximately 7,500 more pallet positions in its automatic storage and retrieval system (ASRS) refrigerated warehouse. The project will also include the addition of new batching and processing systems, along with other upgrades which will allow the company to increase capacity and production of additional extended-shelf-life (ESL) beverage products at the Batavia facility.

The project proposes creating 48 new full-time equivalent (FTE) positions and retaining 455 FTE's.

The project is requesting assistance from the GCEDC with a sales tax exemption estimated at \$4,528,000, a property tax abatement estimated at \$549,705 based on incremental increase in assessed value via new traditional PILOT, and a mortgage tax exemption estimated at \$536,000.

Resolution No. 09/2023 - 03

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION OF HP HOOD 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 #09/2023-03, authorizing the acceptance of the application and scheduling of a public hearing as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

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

The item was approved as presented.

3.4 Project Milestones: Rochester Regional Health & NEXgistics - Rochester Regional Health held a ribbon cutting on Friday, August 18 at the Batavia Medical Campus. We toured the facility, which was supported by the GCFC along with Rochester Regional Health's facility in St. Lawrence County.

NEXgistics completed a milestone in the construction of the 140,000 square-foot third-party logistics facility in Pembroke. We joined the Town of Pembroke, Montante Construction, and the energetic workers at NEXgistics in a Topping-Out Ceremony on Tuesday, August 22.

This event brought attention to the success of our long-term vision for Route 77 with hubs of activity in Pembroke and at STAMP. \$1 billion of capital investment announced in the past few years will grow into 1,000+ manufacturing and logistics careers.

This project enabled a western New York logistics provider the ability to build their headquarters and operations in an ideal location. NEXgistics President Steve Northman's comments are below.

"I'd be remiss not to begin by thanking our friends in Genesee County for welcoming us so genuinely.

“Steve Hyde, Chris Suozzi and the entire GCEDC team, along with Pembroke Supervisor Tom Schneider have opened their arms as well as countless doors for us. When things got tough, these folks got cracking and I cannot genuinely thank them enough for all they have done and all they continue to do.

“To be direct as I am able, we are just so excited to become part of your community.”

3.5 Resolution of Support: Buffalo- Rochester- Syracuse Tech Hub - Last month, leaders from the Finger Lakes, Western New York and Central New York regions, along with Senate Majority Leader Charles Schumer, announced a joint effort to advance a CHIPS & Science Bill application for a multi-region federally designated Tech Hub.

Funding the projects proposed in the NY SMART I-Corridor Tech Hub application would accelerate the activities that the GCEDC has encouraged through the work of our board and staff to build a complete semiconductor ecosystem around STAMP. A Phase 1 award to the Buffalo-Rochester-Syracuse corridor would enable funding and eligibility for a Phase 2 award of multi-tens of millions of dollars.

As noted by Senator Schumer in an Aug. 15 letter to U.S. Commerce Secretary Gina Raimondo, the Tech Hub would propel the Buffalo-Rochester-Syracuse corridor to become a semiconductor and electromechanical supply-chain hub across multiple goals, including the below.

- Attracting new tier 1, 2, and 3 suppliers to locate to the region, including onshoring companies from overseas
- Providing early-stage funding, technical assistance, and commercialization support to incubate new semiconductor supply chain companies, while helping existing advanced manufacturers make the transition to sell to the semiconductor industry
- Creating a common platform across labs and universities to share R&D to advance the semiconductor manufacturing innovations needed to make cutting-edge microchips and help fulfill our national security and economic goals of reducing our reliance on overseas microchips by producing more domestically.
- Aligning the efforts of workforce development and higher education partners to develop the skills-based certifications, STEM education, and training needed to prepare workers for new careers filling the tens of thousands of anticipated jobs needed by the Hub’s semiconductor supply chain businesses

As evidenced by Edwards semiconductor’s commitment to generate 343 high-quality jobs and over \$200 million of investment into semiconductor dry-pump manufacturing with their Phase I project at STAMP, these activities would have significant results for our community and region.

Edwards, along with our partners at Greater Rochester Enterprise; Rochester Institute of Technology, University at Buffalo, University of Rochester and Cornell University; Rochester Technology and Manufacturing Association, Monroe Community College and Northland Workforce Training Center; and ROC 2025 among many other business, training, and research institutions are in support of this application.

The GCEDC staff will issue a formal letter of support for the NY SMART I-Corridor Tech Hub application to supporting entities.

4.0 Audit & Finance Committee

4.1 July 2023 Financial Statements – L. Farrell reviewed the July 2023 financial statements with the Board. The following was noted:

- On the balance sheet, accounts receivable decreased. We received the quarterly payments from the GGLDC for the MedTech Centre Property Management Fee and Economic Development Support Grant.
- There aren't many changes on the balance sheet from the previous month.
- On the P&L, no projects closed in July.
- There is grant revenue of about \$139,000 which is related to GURFs that were submitted and approved in July for the \$8M and \$33M STAMP grants.
- Interest income is noteworthy at \$119,000 year to date. We budgeted \$5,900 for 2023.

The financial statements were reviewed in detail by the Committee and are recommended for approval.

M. Gray made a motion to approve the July 2023 Financial Statements as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was approved as presented.

4.2 2024 GCEDC Budget – The Board materials include a PowerPoint presentation that summarizes the significant assumptions that were made in the 2024 budget. The County funding request for 2023 remains the same as the past few years. The enhanced funding of \$25,000 from the County for Workforce Development initiatives was also included in the budget.

The 2024 GCEDC Budget was reviewed in detail by the Committee and is recommended for approval.

M. Gray made a motion to approve the 2024 GCEDC Budget as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was approved as presented.

4.3 Local Labor Monitoring & Reporting Proposal– Loewke Brill Consulting Group, Inc. has been the GCEDC's consultant who assists with the monitoring and reporting of a company's compliance with the local labor policy. The Board revised its policy to require that companies provide the GCEDC with a deposit that will cover the costs of these services. Any amount not utilized will be returned to the company.

The following fee is based on the company's project description and timeline as provided in the application for incentives.

Project: HP Hood

Fund Commitment: \$26,300 to be covered by deposit from HP Hood.

This was recommended for approval by the Committee.

M. Gray made a motion to approve the Loewke Brill Contract for the HP Hood Project as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

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

The agenda item was approved as presented.

5.0 Governance & Nominating Committee – C. Yunker

5.1 Nothing at this time.

6.0 STAMP Committee – P. Zeliff

6.1 STAMP Payment for Easement - In conjunction with the installation of the force main from the STAMP site to the direct discharge point at Oak Orchard Creek, the following easement is needed:

1. Temporary Easement 20 – \$1,300

Fund Commitment: \$1,300 from the \$33 million.

This was recommended for approval by the Committee.

C. Yunker made a motion to approve the ROW easement approval not to exceed \$1,300 as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was approved as presented.

6.2 STAMP Payment for Easement- Installation of Water Lines from Curb Box to House - In conjunction with the installation of the force main from the STAMP site to the direct discharge point at Oak Orchard Creek, the Board previously approved the payment of the following easements:

- 1) Temporary Easement 27 – Installation of water line from curb box to house - Estimated at \$2,500

- 2) Temporary Easement 16 – Installation of water line from curb box to house -
Estimated at \$2,500

The GCEDC solicited quotes from the following contractors who had done residential water line installations in the Town of Alabama:

- a. Derrick Cassiano - \$9,680
- b. Rusty Hoffmeister - \$9,250

Fund Commitment: \$9,250 from the \$33 million.

This was recommended for approval by the Committee.

P. Zeliff made a motion to approve the payment of \$9,250 to Rusty Hoffmeister for the installation of the water line to the holders of easement numbers identified above as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was approved as presented.

6.3 G. DeVincentis & Son Change Order – When the bids were submitted for this project in 2021, the crude oil and resin markets were highly volatile. Contractors at the pre bid conference stated that the pipe suppliers would only give them a daily price for the pipe and would not guarantee it beyond that time. This is not customary in the construction business. The time difference between when the bid was submitted, and when it was awarded for them to order pipe, there had been an overall increase in the pipe price of \$150,547 as compared to the amount for that line item in the submitted bid.

Fund Commitment: An additional \$150,547 from the \$33 million.

Board Action Request: Approval of increase in change order of \$150,547 to G.DeVincentis & Son Construction Co., Inc.

This was recommended for approval by the Committee.

P. Zeliff made a motion to approve the change order of \$150,547 to G. DeVincentis & Son Construction as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

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

The item was approved as presented.

6.4 Host Community Investment Agreement - The agenda item was removed.

6.5 Request from the Tonawanda Seneca Nation - SUNY College of Environmental Science and Forestry, which has provided consulting services to the Nation on STAMP matters, has requested, through the Nation, access to the STAMP Site to document "biological inventories" present on the STAMP Site. SUNY ESF has requested (at a minimum) access to the buffer area adjacent to the Nation, upper Whitney Creek, and wetlands in the northwestern portion of the STAMP Site.

The entire STAMP Site has been subject to extensive environmental screening, starting in 2010 during the GEIS process, and updated over the course of the last decade as new projects locate at the site. Most recently, the GCEDC's consultant, CC Environment and Planning, conducted site-wide screening for winter raptors. SUNY ESF's request did not identify any specific species of concern or change in condition which would warrant further investigation.

The STAMP tech team has reviewed SUNY ESF's request and, while we appreciate the request, we do not believe that there is any benefit to duplicating previously completed work. Further, some of the specific areas identified by SUNY ESF are already proposed to be permanently protected areas, where no development will be permitted. A draft conservation easement for this area was sent to the Nation for their review in February 2022 and we await a response.

No action was taken as there was no motion or a second made.

7.0 Employment & Compensation – T. Bender

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, C. Yunker made a motion to adjourn at 5:46 p.m., which was seconded by M. Clattenburg and passed unanimously.



Project Name: Oak Orchard Solar 3

Board Meeting Date: August 3, 2023

STATEMENT OF COMPLIANCE OF PROJECT CRITERIA LISTED IN UNIFORM TAX EXEMPTION POLICY (UTEP)

PROJECT DESCRIPTION:

Oak Orchard Solar 3 LLC is proposing to construct a community solar farm project on Route 98 in the Town of Batavia. The project will utilize ground-mounted solar panels to convert the sun's energy into 5 MW of AC power. The project will provide enhanced property tax payments via a 15-year PILOT that are significantly greater than the current agricultural-vacant land value of the project.

The project's PILOT will contribute \$4,000/MWAC + a 2% annual escalator in payments to Genesee County and Elba Central School District. The PILOT is estimated to generate \$345,868 in PILOT payments over the 15-year term. The project will also fund a community benefit agreement for workforce development and economic development projects in Genesee County.

The project is aligned with New York's aggressive goals for renewable energy, energy efficiency and greenhouse gas reductions, and will offer customers a 10% discount vs average market rates for the generated power.

Criteria #1 – The Project pledges to create and/or retain quality, good paying jobs in Genesee County.

Project details: N/A

Board Discussion: None.

Criteria #2- Completion of the Project will enhance the long -term tax base and/or make a significant capital investment.

Project details: The project will enhance long term tax base with a planned new community solar farm and \$9,358,166 in capital investment. A fixed 15-year pilot with a 2% annual escalator priced at \$4,000/MWAC is proposed which is above the top end of the NYSERDA recommended range for projects located in National Grid territory in Western NY. The 5 MW solar farm will generate \$345,868 in PILOT payments over the 15-year term which is far greater than current assessed value of this Ag/Vacant land.

Board Discussion: None.

P. Battaglia made a motion to concur with Criteria #2; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeliff -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes

C. Kemp - Yes
The item was approved as presented.

Board Concurrence: **YES** NO If no, state justification:

Criteria #3- The Project will contribute towards creating a "livable community" by providing a valuable product or service that is underserved in Genesee County.

Project details: The company is assisting with a \$25,000 payment for STEM oriented workforce training/county economic development programming to support STEM 2 STAMP workforce development programs/local economic development programming. Residents will be offered a 10% discount to average local market rates for solar energy.

Board Discussion: None.

P. Battaglia made a motion to concur with Criteria #3; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeff -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

The item was approved as presented.

Board Concurrence: **YES** NO If no, state justification:

Criteria #4: The Board will review the Agency's Fiscal and Economic Impact analysis of the Project to determine if the Project will have a meaningful and positive impact on Genesee County. This calculation will include the estimated value of any tax exemptions to be provided along with the estimated additional sources of revenue for municipalities and school districts that the proposed project may provide.

The 5 MW solar farm will generate \$593,380 in PILOT payments, host payments and real property taxes over the 15-year term, which is far greater than the current assessed value of this ag/vacant land. This calculates a fiscal impact rate of return based on the original property taxes of \$43.66 to 1.

Project details: This project will generate \$43.66 of property tax-type payments for every \$1 of property taxes under the land's current use.

Board Discussion: None.

P. Battaglia made a motion to concur with Criteria #4; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zeff -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

The item was approved as presented.

Board Concurrence: **YES** NO If no, state justification:

Criteria #5: The Project is included in one of the Agency's strategic industries: Agri-Business and Food Processing, Manufacturing, Advanced Manufacturing and Nano-Enabled Manufacturing, Life Sciences and Medical Device.

Project details: The company is a "downstream" developer/installer of Photovoltaic (solar) energy generation systems which is a target industry cluster / strategic industry focused on by the Agency to attract Photovoltaic (solar) manufacturing at STAMP.

Board Discussion: None.

P. Battaglia made a motion to concur with Criteria #5; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

The item was approved as presented.

Board Concurrence: **YES** NO If no, state justification:

Criteria #6: The Project will give a reasonable estimated timeline for the completion of the proposed project.

Project details: The project plans to begin construction in Fall 2023 and be operational within 9 months.

Board Discussion: None.

P. Battaglia made a motion to concur with Criteria #6; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Battaglia -	Yes	C. Yunker -	Yes
T. Bender -	Yes	P. Zelif -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

The item was approved as presented.

Board Concurrence: **YES** NO If no, state justification: