



GCEDC STAMP Committee Meeting

Tuesday, October 5, 2021

Location: Innovation Zone

1:00 p.m.

MINUTES

ATTENDANCE

Committee Members: C. Yunker, P. Zelif, M. Clattenburg
Staff: M. Masse, J. Krencik, S. Hyde, C. Suozzi, L. Casey
Guests: R. Crossen
Absent: A. Vanderhoof

1. Call to Order / Enter Public Session

P. Zelif called the meeting to order at 1:00 p.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 1:01 p.m., 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.

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

1b. Re-Enter Public Session

C. Yunker made a motion to enter back into public session at 1:43 p.m., seconded by M. Clattenburg and approved by all.

2. Chairman's Report & Activities

2a. Agenda Additions / Other Business –

M. Clattenburg made a motion to remove agenda item 3c, STAMP Substation Letter of Intent; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Zelif - Yes
C. Yunker - Yes
A. Vanderhoof - Absent
M. Clattenburg - Yes

The item was removed from the agenda.

2b. Minutes: August 5, 2021

M. Clattenburg made a motion to approve the August 5, 2021 minutes; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Zelif - Yes
C. Yunker - Yes
A. Vanderhoof - Absent
M. Clattenburg - Yes

The item was approved as presented.

3. Discussions / Official Recommendations to the Board:

3a. Survey Bids for Work at STAMP – The GCEDC asked four companies for bids to survey the following at STAMP.

Base Bid:

1. Boundary survey with legal description, metes and bounds for new substation at north end of site. That boundary survey will then be split into two parcels with National Grid and NYPA being the two parties who will take ownership of the parcels upon subdivision. The survey work will need to be completed according to NYPA and National Grid specifications. See attachment A.
2. Boundary survey with legal description, metes and bounds for new 100 foot easement for National Grid for new 115 kV transmission line. The survey work will need to be completed according to National Grid specifications. See attachment B-1 and B-2.
3. Boundary survey with legal description, metes and bounds to be used to subdivide out the “Utility area” on the STAMP site. See attachment C.

Bid Alternate A:

4. Boundary survey with legal description, metes and bounds for an approximate 178 acres adjacent to the Tonawanda Seneca Nation Territory to be used for the filing of a conservation easement on four separate land parcels. All work needs to be coordinated with a representative from the Tonawanda Seneca Nation. See attachment C.

The results of the bids are as follows:

1. Base bid of \$10,450 and bid alternate of \$4,810 (total of \$15,260) – Frandina Engineering and Land Surveying
2. Welch & O’Donoghue no bid submitted
3. Townsend & Lamendola no bid submitted
4. Ravi Engineering and Land Surveying declined to bid

Fund Commitment: Not to exceed \$15,260 to Frandina Engineering and Land Surveying for STAMP survey work to be covered under the \$8 million ESD grant.

C. Yunker made a motion to recommend to the full Board the approval of the survey contract for STAMP to Frandina Engineering and Land Surveying as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

P. Zelif - Yes
C. Yunker - Yes
A. Vanderhoof - Absent
M. Clattenburg – Yes

The item was approved as presented.

3b. Proposal to Update the Land Management Plan – In July of 2017, as part of the Incentive Zoning Agreement and to satisfy mitigation action proposed during SEQR review and identified in Findings Statements, the GCEDC agreed to put together a Long-Term Management Plan (LTP) to guide management of natural resources and land use on the STAMP site before, during and after development. This document was required to be updated every five years. As the first project is locating at STAMP there are several things that should be revisited and revised in the LTP before the next tenant commits. The Town of Alabama Planning Board is utilizing this document as part of their review process.

Fund Commitment: \$22,600 to be covered under the \$8 million ESD grant.

M. Clattenburg made a motion to recommend to the full Board the approval of the CC Environment and Planning proposal to update and revise the Land Management Plan not to exceed \$22,600; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Zelif - Yes
C. Yunker - Yes
A. Vanderhoof - Absent
M. Clattenburg – Yes

The item was approved as presented.

3c. STAMP Substation Letter of Intent- This item was removed from the agenda.

4. Adjournment

As there was no further business, C. Yunker made a motion to adjourn at 1:48 p.m., seconded by M. Clattenburg and passed unanimously.