



Tuesday, September 5, 2017
STAMP Committee Meeting - GCEDC
Andrews Conference Room
10:00 am

MINUTES

ATTENDANCE

Committee Members: P. Battaglia, C. Yunker, P. Zeliff, J. Rizzo
GCEDC / GGLDC Board Members:
Staff: M. Masse, E. Richardson, C. Suozzi, S. Hyde, R. Tabela
Guests: Jay Gsell (Genesee County), J. Krencik (The Batavia Daily News), D. Dimitroff (Phillips Lytle)
Absent:

1. Call to Order / Enter Public Session

P. Zeliff called the meeting to order at 10:25 a.m. in the Andrews Conference Room.

2. Executive Session

P. Battaglia made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 10:25 a.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.

The motion was seconded by C. Yunker and approved by all members present.

Re-Enter Public Session

C. Yunker made a motion to enter back into public session at 11:00a.m., seconded by P. Battaglia and approved by all.

D. Dimitroff left the meeting at 11:00am.
J. Krencik joined the meeting at 11:00am.

3. Chairman's Report & Activities

3a. Agenda Additions / Other Business –

3b. Minutes: July 28, 2017

J. Rizzo made a motion to approve the minutes from July 28, 2017; the motion was seconded by P. Battaglia.

Roll call resulted as follows:

P. Zelif - Yes
J. Rizzo - Yes
P. Battaglia - Yes
C. Yunker - Yes

The item was approved as presented.

4. Discussions / Official Recommendations to the Board:

4a. \$33M STAMP Grant Draw Review YTD – M. Masse shared with the committee an analysis of the \$33M STAMP Grant Draws. Draw #1-8 and #10 have been received in full. Draws #9, 11 and 12 have been submitted and are awaiting reimbursement. All expenses are paid using the Line of Credit with Key Bank and repaid once the reimbursements are received from NYS. This will be reviewed again next month per the request of the Committee. L. Farrell and M. Masse are working with the State to consider setting up an imprest account to save on interest and unused fees charged by the bank related to the line of credit.

4b. Town of Alabama Incentive Zoning Agreement Amendment – M. Masse shared that the staff has been working with the Town of Alabama on amending the existing Incentive Zoning Agreement (IZA) that was originally approved in December of 2012 to accelerate the Town's water project. Over the last four years, the scope of the potential tenants and their needed infrastructure has changed, along with the proposed concept plan of the STAMP site at full build out. During this process, there have been several items that the GCEDC has needed to request from the Town to accomplish the goal of STAMP and its revised layout (including some reductions to require buffers). The Town of Alabama has held its necessary public hearings on this amendment, and the Town Board approved it at their August 14th Board meeting.

Additional funds to be paid to the Town of Alabama under this amendment are approx. \$3.9M, with \$3.2M of it being covered under existing NYS grants and funding from the County, with the remaining \$700,000 to be paid out of future land sale proceeds (the result of additional developable acreage from Town concessions on buffers and the GCEDC's decision to sell undevelopable land). The \$700,000 amount could be higher or lower depending on the selling price of land.

C. Yunker made a motion to recommend accepting the Town of Alabama Incentive Zoning Agreement Amendment as presented; the motion was seconded by J. Rizzo. Roll call resulted as follows:

P. Zelif - Yes

J. Rizzo - Yes
P. Battaglia - Yes
C. Yunker - Yes

The item was approved as presented.

4c. Cost to File Easements for Water Projects – M. Masse shared as a part of the cost of construction of the Phase I water project, the Town of Alabama has asked the GCEDC to reimburse them for the costs related to the Genesee County Clerk's fees for filing the easements in the amount of \$5,825. This will be covered under the \$33M ESD grant.

C. Yunker made a motion to recommend approval to reimburse the Town of Alabama for Costs related to Filing Easements for the Water Project; the motion was seconded by P. Battaglia. Roll call resulted as follows:

P. Zeliff - Yes
J. Rizzo - Yes
P. Battaglia - Yes
C. Yunker - Yes

The item was approved as presented.

5. Adjournment

As there was no further business, C. Yunker made a motion to adjourn at 11:10 a.m., seconded by P. Battaglia and passed unanimously.