



Wednesday, April 20, 2016
STAMP Committee Meeting - GCEDC
Innovation Zone Conference Room
9:00 am
MINUTES

ATTENDANCE

Committee Members:

P. Zelif, J. Rizzo, P. Battaglia, C. Yunker

GCEDC / GGLDC Board Members:

Staff:

S. Hyde, M. Masse, E. Richardson

Guests:

Jay Gsell (Genesee County), Tim Seeler (Seeler Engineering), Josh Steele (Harris Beach), B. Schutt (Genesee County Emergency Management Services), J. Bouton (Genesee County Emergency Management Services), M. Tyler – via phone (Harris Beach)

Absent:

1. Call to Order / Enter Public Session

P. Zelif called the meeting to order at 9:03 a.m. in the Innovation Zone Conference Room.

2. Executive Session

C. Yunker made a motion to enter into the executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 9:03 am, 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. 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 J. Rizzo and approved by all members present.

T. Seeler & J. Steele left the meeting at 9:24am.

J. Gsell left the meeting at 9:54am.

S. Hyde left the meeting at 10:04am.

Re-Enter Public Session

P. Battaglia made a motion to enter back into public session at 10:15 a.m., seconded by J. Rizzo and approved by all.

B. Schutt and J. Bouton joined the meeting at 10:15pm.

4c. Genesee County Emergency Management Services Presentation – M. Masse introduced B. Schutt and J. Bouton to give a presentation. They shared that the Sheriff's department has stated that they have a need for buildings to do search training activities, although they have not put together anything specific on what that would look like. Genesee County EMS would like to offer a "Truck Company Operations" class put on by State Fire and it would be great to host it at a location with real houses to train in. The class is hands on search, forcible entry, ventilation (roof work), ladders,

building construction, etc. Generally this is done with props and having real houses, like those located at the STAMP site, would greatly improve the quality of the program. This is a class that County EMS would have to request and schedule through the State, which takes some time.

Any training would be done in coordination with Alabama Fire and all participants would belong to fire departments, have Fire Chief authorization and be covered under Genesee County workers compensation. All training would be instructed by County and/or State Certified Fire Instructors. As for any “Live Fire” training, there are a multitude of state and federal standards that apply, along with DEC standards regarding demolition fires. We can work out the details if and when use of the houses is granted. Although there is a great deal of non “live fire” training that the houses would provide to both Fire and Law enforcement.

P. Zeliff shared that this may be something that the Agency would be interested in. There may be no cost savings to demolishing the houses this way but it would definitely be a benefit to the County.

B. Schutt and J. Bouton left the meeting at 10:34am.

S. Hyde joined the meeting at 10:34am.

3. Chairman’s Report & Activities

3a. Agenda Additions / Other Business – M. Masse asked the Committee to add item 4d. Purchase & Sale Agreement: Parcels 10.-1- 39.11 & 10.-1-39.12.

P. Battaglia made a motion to approve adding item 4d. Purchase & Sale Agreement: Parcels 10.-1-39.11 & 10.-1-39.12 to the agenda; the motion was seconded by J. Rizzo. Roll call resulted as follows:

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

The item was approved as presented.

3b. Minutes: March 1, 2016

P. Battaglia made a motion to approve the Minutes from March 1, 2016; the motion was seconded by J. Rizzo. Roll call resulted as follows:

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

The item was approved as presented.

4. Discussions / Official Recommendations to the Board:

4a. Pre-Construction Agent Agreement – 1366 Technologies, Inc. – M. Masse shared that the GCEDC has provided a Pre-Construction Agent Agreement with 1366 Technologies, Inc. that was drafted by our legal counsel, Phillips Lytle, with minor revisions requested by 1366 Technologies, Inc. This document will appoint 1366 Technologies, Inc. as an agent of the GCEDC to undertake certain pre-construction services.

J. Rizzo questioned if the Agency could be subject to an audit over their actions if they are not following our internal policies for procurement under this agreement.

S. Hyde shared that requiring the company to follow our internal policies could cause cost increase and longer timelines.

J. Rizzo wondered if it was proper to use this Agent Agreement to circumvent our own policies.

S. Hyde suggested calling Milan Tyler from Harris Beach.

Milan Tyler was reached by phone at 10:42am.

S. Hyde asked if the Agency were to make 1366 Technologies our Agent, are they bound by the law or our internal policies related to procurement.

M. Tyler shared that the Agency is just the approving Board. The intent of an Agent agreement is not to bind 1366 Technologies or other applicants to our policies. This is the same scenario for applicants for financial assistance who become our agent. They are not bound to the procurement policy of the Agency.

C. Yunker made a motion to recommend approval of the Pre-Construction Agent Agreement with 1366 Technologies; 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.

4b. Village of Oakfield – Upsizing Water Tank - \$200,000 – M. Masse shared that as part of the Incentive Zoning Agreement with the Town of Alabama, the GCEDC agreed to install the Town’s water project as defined by their engineer in a report dated July of 2011. Included in that report is a payment to the Village of Oakfield for the upsizing of their water tank to service the Town of Alabama and the STAMP project. The Village constructed the tower back in 2013. The cost for the upsizing was \$200,000. This will provide 200,000 gallons per day potable water for the STAMP site.

J. Rizzo made a motion to recommend approval payment of \$200,000 to the Village of Oakfield for Upsizing of their Water Tank; 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.

4d. Purchase & Sale Agreement: Parcels 10.-1-39.11 & 10.-1-39.12 - M. Masse asked the committee to recommend to the Board approval of the Purchase & Sale Agreement for a parcel located within the STAMP site, not to exceed \$7,000 per acre.

C. Yunker made a motion to recommend approval of a Purchase & Sale Agreement for Parcels 10.-1-39.11 & 10.-1-39.12; the motion was seconded by P. Battaglia. Roll call resulted as follows:

P. Zeliff - Yes
J. Rizzo - No
P. Battaglia - Yes
C. Yunker - Yes

The item was approved as presented.

Adjournment

As there was no further business, J. Rizzo made a motion to adjourn at 10:49 a.m., seconded by C. Yunker and passed unanimously.