



## GCEDC STAMP Committee Meeting

Tuesday, November 30, 2021

Location: Innovation Zone

12:00 p.m.

### MINUTES

#### ATTENDANCE

Committee Members: C. Yunker, P. Zelif, M. Clattenburg (Video Conference)  
Staff: M. Masse, J. Krencik, S. Hyde, C. Suozzi, L. Casey, P. Kennett,  
L. Farrell  
Guests: R. Crossen, A. Walters (Video Conference)  
Absent:

#### 1. Call to Order / Enter Public Session

P. Zelif called the meeting to order at 12:01 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 12:01 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.
2. Discussions regarding proposed, pending, or current litigation.

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

A. Walters joined via video conference at 12:07 p.m.

##### 1b. Re-Enter Public Session

C. Yunker made a motion to enter back into public session at 12:41 p.m., seconded by M. Clattenburg and approved by all.

#### 2. Chairman's Report & Activities

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

##### **2b. Minutes: October 5, 2021**

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

P. Zelif - Yes  
C. Yunker - Yes

M. Clattenburg – Yes (Video Conference)

**The item was approved as presented.**

**3. Discussions / Official Recommendations to the Board:**

**3a. Visual Impact Study-** 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 power line re-reroute as well as a potential manufacturing facility. This will include photo simulations along with line-of-sight profiles.

1. CPL - \$11,500
2. Saratoga Associates - \$5,708

Fund Commitment: \$5,708 from the \$33 million.

**C. Yunker made a motion to recommend to the full Board the approval of the Visual Impact Study to Saratoga Associates not to exceed \$5,708; the motion was seconded by M. Clattenburg. Roll call resulted as follows:**

P. Zeff - Yes  
C. Yunker - Yes  
M. Clattenburg – Yes (Video Conference)

**The item was approved as presented.**

**3b Underground Tank Remediation-** During the site work that Plug Power has undertaken at the STAMP site they came upon a previously unknown underground 300-gallon fuel tank. This tank was not identified on the Phase 1 Environmental Site Assessment that the GCEDC had performed prior to acquisition. Plug has sent over the change order with their contractor that shows a cost of \$6,309.50.

Fund Commitment: \$6,309.50 from operations, including land lease revenue received for STAMP for 2021.

**C. Yunker made a motion to recommend to the full Board the approval of the Underground Tank Remediation payment to Plug Power (or affiliate) not to exceed \$6,309.50; the motion was seconded by M. Clattenburg. Roll call resulted as follows:**

P. Zeff - Yes  
C. Yunker - Yes  
M. Clattenburg – Yes (Video Conference)

**The item was approved as presented.**

**3c. National Grid Marshalling Yard Agreement-** In connection with National Grid's re-route of the existing power line on the STAMP site they are looking to utilize up to five acres of land owned by the GCEDC as a marshalling yard for their equipment and materials.

Fund Commitment: None.

**M. Clattenburg made a motion to recommend to the full Board the approval of the National Grid Marshalling Yard Agreement as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Zelif - Yes  
C. Yunker - Yes  
M. Clattenburg – Yes (Video Conference)

**The item was approved as presented.**

**3d. Reimbursement Agreement with the Town of Shelby-** The Town of Shelby has a proposal from their engineering firm, Wendel Companies, to provide a peer review of the engineering and planning efforts regarding the direct discharge into Oak Orchard Creek from the STAMP site.

Fund Commitment: Not to exceed \$5,000 to be covered under the \$8 million.

**M. Clattenburg made a motion to recommend to the full Board the approval of the Reimbursement Agreement with the Town of Shelby not to exceed \$5,000; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Zelif - Yes  
C. Yunker - Yes  
M. Clattenburg – Yes (Video Conference)

**The item was approved as presented.**

**3e. Approval of Easement Agreement & Payment-** In conjunction with the installation of the force main from the STAMP site to the direct discharge point at Oak Orchard Creek, there are several easements needed. Based on a compensation model, the following payments are needed for three easements:

1. Permanent Easement 2 - \$500
2. Permanent Easement 5 - \$850
3. Permanent Easement 1 and Temporary Easement 4 for a total of \$1,125

Fund Commitment: \$2,475 from the \$33 million.

**C. Yunker made a motion to recommend to the full Board the approval of the Easement Agreements & Payment as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:**

P. Zelif - Yes  
C. Yunker - Yes  
M. Clattenburg – Yes (Video Conference)

**The item was approved as presented.**

**3f. Consultant Evaluation of Traditional Cultural Property (TCP) Issues-** As part of the STAMP development and the neighboring Tonawanda Seneca Nation, in accordance with Section 106 for the wetland permits, the GCEDC is working with the Tonawanda Seneca Nation on an assessment of the TCP potentials as it relates to the criteria for eligibility of listing on the National Historic Register. KTA Preservation Specialists has prepared a proposal to prepare an assessment of any potential impacts to the Nation from the power line re-route project on the STAMP site.

Fund commitment: Not to exceed \$1,440, included in the \$33 million, under the regulatory, industry and permitting support budget line item.

**M. Clattenburg made a motion to recommend to the full Board the approval of the Consultant Evaluation of Traditional Cultural Property (TCP) Issues with KTA Preservation Specialists not to exceed \$1,440; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Zelif - Yes  
C. Yunker - Yes  
M. Clattenburg – Yes (Video Conference)

**The item was approved as presented.**

**3g. e3communications STAMP Contract-** e3communications, a professional media and public relations firm/ consultant supports the Genesee County Economic Development Center's STAMP project through active stakeholder public relations services. In 2021, assistance supported all levels of STAMP planning, sales and marketing, notably services in support of the Plug Power project's announcement and related activities.

e3communications also maintains and expands dedicated social media channels to promote and market WNY STAMP to various audiences, including those in economic development, workforce and higher education among others. This content also supports the GCEDC's sales and marketing activities for the STAMP site, including directly with active sales leads.

Fund Commitment: \$24,000 fund commitment. Funding is available and budgeted in the 2021 GCEDC Operations/Marketing budget and maintains costs at previous levels. National Grid has provided grant reimbursements of 25% of services in 2021 and a National Grid grant has been requested to reimburse the agency for 25% of the contract amount in 2022.

**C. Yunker made a motion to recommend to the full Board the approval of the 2022 e3communications STAMP Contract not to exceed \$24,000; the motion was seconded by M. Clattenburg. Roll call resulted as follows:**

P. Zelif - Yes  
C. Yunker - Yes  
M. Clattenburg – Yes (Video Conference)

**The item was approved as presented.**

#### **4. Adjournment**

As there was no further business, C. Yunker made a motion to adjourn at 12:54 p.m., seconded by M. Clattenburg and passed unanimously.