



**Tuesday, October 25, 2016**  
**STAMP Committee Meeting - GCEDC**  
**Andrews Conference Room**  
**1:30 pm**

**MINUTES**

**ATTENDANCE**

Committee Members:	P. Zelif, P. Battaglia, J. Rizzo
GCEDC / GGLDC Board Members:	
Staff:	M. Masse, L. Farrell, S. Hyde, R. Tabelski, C. Suozzi, E. Richardson
Guests:	Earl Wells (e3communications), J. Krencik (The Daily News), Shelia Hess (CC Environment & Planning)
Absent:	C. Yunker

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

P. Zelif called the meeting to order at 1:40 p.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 1:40 pm, 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 J. Rizzo and approved by all members present.

**Re-Enter Public Session**

J. Rizzo made a motion to enter back into public session at 2:30 p.m., seconded by P. Battaglia and approved by all.

**3. Chairman's Report & Activities**

**3a. Agenda Additions / Other Business** – Nothing at this time.

**3b. Minutes: August 25, 2016**

**P. Battaglia made a motion to approve the Minutes from August 25, 2016 the motion was seconded by J. Rizzo. Roll call resulted as follows:**

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

**The item was approved as presented.**

#### **4. Discussions / Official Recommendations to the Board:**

**4a. \$5M Budget Review YTD** - M. Masse presented the Committee with an analysis of the \$5M STAMP Budget. Draw #1 and draw #2 have been received less reimbursement for the \$200K Village of Oakfield water tower payment. Draw #3 and draw #4 have been submitted and are awaiting reimbursement. All expenses are paid on the Line of Credit with Key Bank (formerly First Niagara) and repaid once the draws are received.

**4b. Reimbursement to Town of Alabama for Roadway Site Plan Review** – M. Masse shared that the GCEDC has applied for site plan approval of design and engineering of the main entrance roadway, including storm water maintenance, at the STAMP site. The Town of Alabama has hired Wendel Engineering, along with the Town attorney, to review the plans and recommend any actions to the Planning Board. The GCEDC has received the first invoice in connection with this review in the amount of \$19,840.56.

M. Masse asked the Committee to recommend to the full Board approval of payment in the amount of \$19,840.56 to the Town of Alabama to be covered under the \$5M ESD Grant.

**P. Battaglia made a motion to recommend approval of payment in the amount of \$19,840.56 to the Town of Alabama for Roadway Site Plan Review; the motion was seconded by J. Rizzo. Roll call resulted as follows:**

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

**The item was approved as presented.**

**4c. CC Environment & Planning Contract – Phase IIB Archeological Studies** – M. Masse shared that the GCEDC has completed Phase IB investigations on all parcels that it owns. Based on the Phase IB studies, there are 18 additional sites that were required to have Phase II investigations completed to determine if a Phase III would be necessary or not. This contract will cover all necessary field work, artifact analysis, reports and recommendations in a subcontract with the University of Buffalo (UB) as well as site prep, coordination with a monitor from the Tonawanda Seneca Nation, coordination with STAMP Tech Team members for report review, submissions to SHPO and coordination of agency review. The cost is estimated not to exceed \$172,175.

S. Hess added that her firm has completed the Phase IB studies for the STAMP site. She has worked with UB in the past. She has a good relationship with them, they have a good relationship with the Seneca Nation and they are familiar with the STAMP site.

M. Masse asked the Committee to recommend to the full Board approval of a contract with CC Environmental & Planning, not to exceed \$172,175, for Phase IIB Archeological Studies at the STAMP site. The costs will be covered under the \$5M ESD Grant.

**P. Battaglia made a motion to recommend approval of a contract with CC Environment & Planning, not to exceed \$172,175, for Phase II Archeological Studies at the STAMP site; the motion was seconded by J. Rizzo. Roll call resulted as follows:**

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

**The item was approved as presented.**

**4d. Archeological Monitor – Seneca Nation** – M. Masse shared as part of the archeological work that is performed at the STAMP site, the Tonawanda Seneca Nation has a monitor on site to help identify any of the artifacts that are found. They charge a flat rate per hour.

M. Masse asked the Committee to recommend to the full Board approval to reimburse the Tonawanda Seneca Nation for an onsite monitor, not to exceed \$7,500. These costs will be covered under the \$5M ESD Grant.

**P. Battaglia made a motion to recommend approval to reimburse the Tonawanda Seneca Nation for an onsite monitor, not to exceed \$7,500; the motion was seconded by J. Rizzo. Roll call resulted as follows:**

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

**The item was approved as presented.**

**4e. CC Environment & Planning Contract – Jurisdictional Determination Update** – M. Masse shared that the GCEDC had a delineation of wetlands and streams completed on July 14, 2010 that was revised on September 24, 2010 and again on November 11, 2010. The U.S. Army Corps of Engineers (USACE) reviewed this report and issued a jurisdictional determination (JD) on February 1, 2012. The JD identified regulatory status of wetlands and streams mapped at the STAMP site and determined whether they would fall under the jurisdiction of the NYS Department of Environmental Conservation or the U.S. Army Corps of Engineers. This report is required to be updated every five years, with the expiration date of February 2017. If this JD is not updated and left to expire, the USACE will not issue any potential permits for infrastructure construction or building construction until it is completed. Based on the summer we have had this year; this would be a good time to go out and verify the lines of the wetlands and streams to ensure that they have not changed in size since the last delineation. The field season to complete this work is rapidly coming to an end. Field work should be completed during November or delayed until next spring. The potential for wetlands to change/expand is another reason it is crucial that we continue to have our local ag producers farm the properties as they have in the past until development occurs.

M. Masse asked the Committee to recommend to the full Board approval of a contract with CC Environment & Planning, not to exceed \$16,264, for a Jurisdictional Determination Update for the STAMP Site. These costs will be covered by the ESD \$5M Grant.

**P. Battaglia made a motion to recommend approval of a contract with CC Environment & Planning, not to exceed \$16,264, for a Jurisdictional Determination Update at the STAMP site; the motion was seconded by J. Rizzo. Roll call resulted as follows:**

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

**The item was approved as presented.**

**4f. \$28M Grant Disbursement Agreement** – M. Masse shared that the GCEDC received the amendment to the Grant Disbursement Agreement (GDA) for Project #Z337. The previous GDA was a \$5M grant. This amendment increases the grant amount from \$5M to \$33M.

**P. Battaglia made a motion to recommend approval of the \$28M Grant Disbursement Agreement amendment for Project #Z337; the motion was seconded by J. Rizzo. Roll call resulted as follows:**

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

**The item was approved as presented.**

### **Adjournment**

As there was no further business, P. Battaglia made a motion to adjourn at 3:00 p.m., seconded by J. Rizzo and passed unanimously.