



Tuesday, March 1, 2016
STAMP Committee Meeting - GCEDC
Innovation Zone Conference Room
2:00 pm
MINUTES

ATTENDANCE

Committee Members:	P. Zeliff, J. Rizzo, P. Battaglia
GCEDC / GGLDC Board Members:	M. Wiater
Staff:	S. Hyde, M. Masse, L. Farrell, E. Richardson, R. Tabelski
Guests:	J. Gsell (Genesee County), T. Carpenter (Clark Patterson Lee), A. Walters (Phillips Lytle), M. Boylan (Town of Alabama), Janet Sage (Town of Alabama), Bill Cleveland (Town of Alabama), Ron Gilbert (Town of Alabama), Drew Reilly (Town of Alabama), Muffett George (Town of Alabama), T. Seeler (Seeler Engineering)
Absent:	C. Yunker

1. Call To Order / Enter Public Session

P. Zeliff called the meeting to order at 2:00 p.m. in the Innovation Zone Conference Room.

2. Executive Session

P. Battaglia made a motion to enter into the executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 2:00 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.
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.

R. Tabelski left the meeting at 2:30pm.

Re-Enter Public Session

P. Battaglia made a motion to enter back into public session at 4:36 p.m., seconded by J. Rizzo and approved by all.

L. Farrell & M. Wiater joined the meeting at 4:36pm.

3. Chairman's Report & Activities

3a. Agenda Additions / Other Business – M. Masse asked the Committee to add item 4d. Initiation of Negotiations to Prepare a Project Labor Agreement to the agenda.

P. Battaglia made a motion to approve adding item 4d. Initiation of Negotiations to Prepare a Project Labor Agreement to the agenda; 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.

3b. Minutes: February 2, 2016

P. Battaglia made a motion to approve the Minutes from February 2, 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. 1366 Project Update - In the essence of time, S. Hyde did not give a 1366 Project Update.

4b. Phillips Lytle Construction / Legal Services Fee Modification – M. Masse shared that the GCEDC approved the construction legal services agreement with Phillips Lytle for a not to exceed amount of \$37,375. The original agreement with Phillips Lytle had them reviewing the lease agreement as New York State was originally going to prepare the lease and then send out to all parties for review. Based on recent discussions with New York State, this structure has since been modified. New York State would prefer to have the GCEDC draft the Master Lease agreement and send to them for their review. Phillips Lytle has revised their original quote to include the additional cost to prepare the lease versus just review it. Their new not to exceed amount is \$44,000 to complete the Construction Legal Services work.

M. Masse asked the Committee to recommend approval of an increase to the already existing contract with Phillips Lytle of \$6,625 for a new not to exceed amount of \$44,000 for Construction / Legal Services.

J. Rizzo made a motion to recommend approval of the Phillips Lytle Construction / Legal Services Fee Modification; the motion was seconded by P. Battaglia. 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 – Archeological Survey - \$102,550 – M. Masse shared that the GCEDC has received a proposal for the archeological survey for STAMP site properties that need the following:

1. Phase 1B on new parcels purchased in the last year
2. Completion of Phase II investigation on one large site (includes cost of site prep for area)
3. Completion of Phase III on two sites (includes cost of site prep for area)

M. Masse asked the Committee to recommend approval of the Archeological Survey contract with CC Environment & Planning for \$102,550.

P. Battaglia asked what was different between this contract and the \$252,500 contract that we awarded in October.

M. Masse shared that the contract that was awarded in October is related to the SEQR update. The majority of the archeological work that was done for that was related to the offsite sewer. The contract being brought forward today includes archeological surveys for the parcels at the STAMP site that have not been done yet.

P. Zeliff thought that the cost of these contracts are getting pretty high and the Committee may want to consider having multiple quotes in the future for this type of work.

M. Masse shared that the Agency has worked with CC Environment & Planning, formerly under the name of Conservation Connects, for 7 or 8 years now. A lot of work would have to go into recreating information if we were to switch companies. Keep in mind too, that the costs increase as you perform more phases of archeological work. The cost of a Phase III is significantly higher than a Phase II archeological survey.

T. Carpenter added that this has been an extremely complicated process over a number of years and the relationships between the GCEDC, different Agencies and the Seneca Nation are all very important. There is value in the continuity that we have achieved so far.

S. Hyde shared that this contract would clear the main parcels for the 1366 Technologies campus. We can take a look at some different options and how they compare dollar wise for the remainder of the STAMP site.

P. Battaglia made a motion to recommend approval of the CC Environment & Planning Contract; the motion was seconded by J. Rizzo. Roll call resulted as follows:

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

The item was approved as presented.

4d. Initiation of Negotiations to Prepare a Project Labor Agreement – M. Masse shared that the Committee has reviewed the PLA report as prepared by an independent consultant that showed preliminary findings.

M. Masse asked the Committee to recommend authorizing initiation of negotiations to prepare a Project Labor Agreement with costs not to exceed \$8,000.

J. Rizzo made a motion to recommend authorizing initiation of negotiations to prepare a Project Labor Agreement with costs not to exceed \$8,000; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was approved as presented.

Adjournment

As there was no further business, J. Rizzo made a motion to adjourn at 4:49 p.m., seconded by P. Battaglia and passed unanimously.