



GCEDC STAMP Committee Meeting
Thursday, February 6, 2020
Innovation Zone Conference Room
3:00 p.m.

MINUTES

ATTENDANCE

Committee Members: P. Battaglia (Video Conference), C. Yunker (Video Conference),
A. Vanderhoof

GCEDC / GGLDC Board Members:

Staff: M. Masse, L. Casey, J. Krencik, C. Suozzi, S. Hyde

Guests:

Absent: P. Zelif

1. Call to Order / Enter Public Session

P. Battaglia called the meeting to order at 3:01 p.m. in the Innovation Zone Conference Room.

2. Executive Session

A. Vanderhoof made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 3:02 p.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 3:39 p.m., seconded by A. Vanderhoof and approved by all.

3. Chairman's Report & Activities

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

3b. Minutes: December 3, 2019

C. Yunker made a motion to approve the minutes from December 3, 2019; the motion was seconded by A. Vanderhoof. Roll call resulted as follows:

P. Zelif - Absent

P. Battaglia - Yes (Video Conference)
C. Yunker - Yes (Video Conference)
A. Vanderhoof- Yes

The item was approved as presented.

4. Discussions / Official Recommendations to the Board:

4a. \$33M STAMP Grant Draw Review YTD – M. Masse reviewed with the Committee the status of the ESD \$33M grant. GURF #21 was submitted to ESD. Authorization was received from ESD to release those funds. Additionally, the close-out documents needed from LeChase in order to satisfy requirements for GURF #20 were successfully submitted to ESD. Payment was then remitted to LeChase Construction.

4b. \$8 M STAMP Grant Draw Review YTD – M. Masse reviewed with the Committee the status of the ESD \$8M grant. GURF #1 & #2 have been successfully submitted, reviewed and approved by ESD. There has been about \$1.5M drawn down against the \$8M grant to date.

4c. Construction Update – M. Masse provided the following updates:

- The contract with LeChase has been closed out for Phase I Water.
- Final payments / checks to Morsch Pipeline, Inc. for Phase II were signed today.
- We will be going out to bid for the Pembroke line in the next couple of weeks.

4d. USFWS ROW Update – M. Masse provided the following updates:

- USFWS issued their compatibility report stating that our project will not hurt or hinder the Refuge's mission in any way.
- We have gone out to public notice, a 30-day period where two public meetings, one in Alabama and one in Shelby, are required.
- Once this process is completed, staff is hopeful to secure the permit for the Right of Way.

4e. Barn Lease Agreement – One of the local farmers rented the barn at the STAMP site to store some farm equipment over the winter. The current lease agreement expires at December 31, 2019. Staff is requesting the Committee recommend approval of executing / renewing the lease agreement at \$200/month for the calendar year 2020.

C. Yunker made a motion to recommend to the full Board execution / renewal of the Barn Lease Agreement for the calendar year 2020; the motion was seconded by A. Vanderhoof. Roll call resulted as follows:

P. Zeliff - Absent
P. Battaglia - Yes (Video Conference)
C. Yunker - Yes (Video Conference)
A. Vanderhoof- Yes

The item was approved as presented.

4f. Amendment of land Purchase Approval for Additional 8 acres – At the May 5, 2016 meeting the GCEDC board approved the purchase of approximately 69.2 acres at the STAMP site. The approved purchase and sale agreement stated that “the exact purchase price would be determined on the basis of

the property acreage as set forth on the survey to be obtained in accordance with the terms hereof". Upon completion of the survey, the approximate acreage is 76.36. The purchase price per acre has remained the same, only the amount of the acreage has increased.

Fund Commitment: Increase based on the increase in acreage and is covered under the \$33M.

C. Yunker made a motion to recommend to the full Board the approval to amend the previously approved land purchase by an additional 8 acres at STAMP; the motion was seconded by A. Vanderhoof. Roll call resulted as follows:

P. Zeff - Absent
P. Battaglia - Yes (Video Conference)
C. Yunker - Yes (Video Conference)
A. Vanderhoof- Yes

The item was approved as presented.

4g. Archeo 1B on New Property Acquisition - The GCEDC needs to complete the Phase IB archeological work on acreage it is acquiring to determine if any additional archeological work would be required. The Phase IA work has already been completed on this parcel. The amount could be less than \$5,000 which does not require additional quotes or Board approval, however, staff believes that the Board should review and approve this as it is part of the \$33 million NYS grant.

The quote was broken down into two pieces, Area A and Area B as shown the map included in the packet. That quote was further broken down into two quotes depending upon whether or not the land was plowed first or if they did shovel testing.

Area A – Plowed field - \$3,295
Area A – Shovel testing - \$7,395

Area B – Plowed field - \$1,795
Area B – Shovel testing - \$3,595

Total Area A – Plowed field - \$5,090
Total Area B – Shovel Testing - \$10,990

Note: Area B is outside of the STAMP Technology District zoning and is in the buffer area that is currently zoned Agricultural / Residential. The Committee could choose to not complete the IB on Parcel B and it would not impede or prevent any development of the hi-tech industry at the STAMP site.

Fund Commitment: Not to exceed \$7,395 to Deuel Archeology to complete a Phase IB Cultural Resource Investigation on area A in the acreage to be purchased at the STAMP site to be covered under the \$33M.

C. Yunker made a motion to recommend to the full Board the approval of Phase IB Cultural Resources Investigation contract for STAMP; the motion was seconded by A. Vanderhoof. Roll call resulted as follows:

P. Zeff - Absent
P. Battaglia - Yes (Video Conference)

C. Yunker - Yes (Video Conference)
A. Vanderhoof- Yes

The item was approved as presented.

4h. Deposit with NYPA for Facilities Study – Upon completion of the SIS study, NYPA is requiring that a Facilities Study be completed on the proposed substation. The New York Independent System Operator, Inc. (NYISO) will complete the study and is requesting a deposit of \$100,000 for this work.

Fund Commitment: Not to exceed \$100,000 covered under the existing \$8M NYESD Grant and is within budget of the electrical engineering line item.

C. Yunker made a motion to recommend to the full Board approval of the Facilities Study agreement and corresponding payment not to exceed \$100,000; the motion was seconded by A. Vanderhoof. Roll call resulted as follows:

P. Zeff - Absent
P. Battaglia - Yes (Video Conference)
C. Yunker - Yes (Video Conference)
A. Vanderhoof- Yes

The item was approved as presented.

4i. Access Agreement – Del Mar Farms, Inc. is looking to log the property to the north of the STAMP site. This is also the parcel that the GCEDC has a purchase and sale agreement that would be the location of the substation to connect to the 345 kV transmission lines. Del Mar has requested access for their logging company to cross the property owned by the GCEDC to access this parcel. It is easier for them to access from GCEDC owned property due to the 345 kV transmission lines being immediately to the north of the wooded area.

C. Yunker made a motion to recommend to the full Board approval to execute the Access Agreement; the motion was seconded by A. Vanderhoof. Roll call resulted as follows:

P. Zeff - Absent
P. Battaglia - Yes (Video Conference)
C. Yunker - Yes (Video Conference)
A. Vanderhoof- Yes

The item was approved as presented.

5. Adjournment

As there was no further business, A. Vanderhoof made a motion to adjourn at 3:53 p.m., seconded by C. Yunker and passed unanimously.