



**Meeting Agenda – STAMP Committee**  
 Genesee County Economic Development Center  
 Wednesday, June 1, 2022 - 8:00 a.m.  
 Location: Electronically

Page #’s	Topic	Discussion Leader	Desired Outcome
	<b>1. Call to Order – Enter Public Session</b>  Governor Kathy Hochul signed legislation (S.50001 / A.40001) on September 2, 2021 extending virtual access to public meetings under NYS’s Open Meetings Law, which allows virtual participation in local government meetings during the COVID-19 pandemic. This meeting is being held electronically via conference call / video conference instead of a public meeting open for the public to attend in person.	P. Zelif	
	<b>1a. Executive Session</b> Motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105 for the following reasons: <ol style="list-style-type: none"> <li>1. Discussions regarding proposed, pending or current litigation.</li> <li>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.</li> <li>3. 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.</li> </ol> <b>1b. Enter Public Session</b>	P. Zelif	
2-5	<b>2. Chairman’s Report &amp; Activities</b>  2a. Agenda Additions / Deletions / Other Business  2b. Minutes: May 4, 2022	P. Zelif	Vote
6-7	<b>3. Discussions / Official Recommendations to the Board:</b>  3a. Easement Approval  3b. Draft Land Management Plan	M. Masse  M. Masse	Disc / Vote  Disc / Vote
8	3c. Site Selectors Guild – The Future of Megaprojects	S. Hyde	Discussion
	4. Adjournment	P. Zelif	Vote



**GCEDC STAMP Committee Meeting**

**Wednesday, May 4, 2022**

**Location: Electronically**

**8:00 a.m.**

**MINUTES**

**ATTENDANCE**

Committee Members:

P. Zeliff, M. Clattenburg, C. Kemp, C. Yunker

Staff:

M. Masse, J. Krencik, S. Hyde, C. Suozzi, L. Casey, L. Farrell, P. Kennett

Guests:

R. Crossen (Town of Alabama Supervisor), A. Walters (Phillips Lytle), Zachary Zweifler (Scannell Properties), Jack Kelly (Scannell Properties)

Absent:

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

P. Zeliff called the meeting to order at 8:14 a.m. via conference call / video conference.

Governor Kathy Hochul signed legislation (S.50001 / A.40001) on September 2, 2021 extending virtual access to public meetings under NYS's Open Meetings Law, which allows virtual participation in local government meetings during the COVID-19 pandemic. This meeting is being held electronically via conference call / video conference instead of a public meeting open for the public to attend in person.

**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 8:14 a.m., for the following reasons:

1. Discussions regarding proposed, pending, or current litigation.
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 M. Clattenburg and approved by all members present.

C. Kemp joined at 8:17 a.m.

L. Farrell left during executive session.

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

M. Clattenburg made a motion to enter back into public session at 9:36 a.m., seconded by C. Kemp and approved by all.

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

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

**2b. Minutes: March 23, 2022**

**M. Clattenburg made a motion to approve the March 23, 2022 minutes; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Zeliff - Yes  
C. Yunker - Yes  
M. Clattenburg – Yes  
C. Kemp - Yes

**The item was approved as presented.**

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

**3a. Easement Approval** - 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 payment is needed for one easement:

1. Temporary Easement 21 - \$500

**Fund Commitment:** \$500 from the \$33 million.

**M. Clattenburg made a motion to recommend to the full Board the approval of the ROW easement payment not to exceed \$500 as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Zeliff - Yes  
C. Yunker - Yes  
M. Clattenburg – Yes  
C. Kemp - Yes

**The item was approved as presented.**

**3b. Revised Land Lease Agreement for STAMP Farming-** The GCEDC has previously approved a standard lease agreement for any farming activities on any of our corporate parks. While discussing some options with a farmer at STAMP to assist with our land management plans as well as the potential for a tenant to commit to STAMP and potentially impact the land prior to the crop being harvested, the farmer has made a request for the STAMP Committee to consider a revision in the lease agreement for 2022. Farming the land at the STAMP site helps with overall maintenance of the property as well as preventing any wetlands from expanding or other things which could cause issues for potential development. The farmer at STAMP is concerned that if he is only reimbursed for the cost of the crop, and not the fair market value, if the lease is cancelled early for a project to start construction, being reimbursed of cost for his crop would have a severe negative impact on his farming operations. His request is to change the reimbursement to be based on the fair market value of the crop that is impacted.

**Fund commitment:** None.

**C. Yunker made a motion to recommend to the full Board the approval the Revised Land Lease Agreement with Norm Giess for STAMP Farming as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:**

- P. Zelif - Yes
- C. Yunker - Yes
- M. Clattenburg – Yes
- C. Kemp - Yes

**The item was approved as presented.**

**3c. Draft Land Management Plan** - The draft land management plan was provided to the Committee members on April 29<sup>th</sup> to allow ample time for review. No comment or vote was requested at this time. The Committee requested a red-lined version, denoting the changes from 2017.

**3d. NYPA Facilities Study** - Upon completion of the SIS study, NYPA required that a Facilities Study (FS) be completed on the proposed substation. NYPA completed the study, and requested a deposit of \$100,000 for this work at the signing of the Facilities Study in 2020. This payment and agreement were approved in February of 2020. The original agreement had a scheduled FS completion date of May of 2020. The final Q580 FS Report Rev. 6 was issued on April 7, 2022. It took almost 2 years to finalize the FS due to the major change in the configuration of the Q580 STAMP Station and the associated additional studies needed to justify/confirm the reliability and operability of the revised configuration.

**Fund commitment:** An increase of \$53,000 covered under the existing \$8 million NYESD grant.

**C. Yunker made a motion to recommend to the full Board the approval to pay an additional \$53,000 for the Facilities Study Agreement as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:**

- P. Zelif - Yes
- C. Yunker - Yes
- M. Clattenburg – Yes
- C. Kemp - Yes

**The item was approved as presented.**

**3e. Access License Agreement for Plug Power and/or Affiliates for Substation Construction** - Phillips Lytle has prepared for the GCEDC an Access License Agreement to allow Plug Power, O’Connell Electric, and their agents to enable construction of the substation on GCEDC owned property until the transfer of the property to National Grid and NYPA can be completed. Any contractors would be required to sign indemnity agreements, provide proof of insurance, and list the GCEDC as an additional insured on their policy with the applicable coverage limits as set forth by the GCEDC.

**Fund Commitment:** None.

The Committee recommended that under section 3, the automatic termination date should be extended to 365 days from the effective date.

**DRAFT**

**M. Clattenburg made a motion to recommend to the full Board the approval of the Access License Agreement with the above-mentioned amendment; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Zelif - Yes  
C. Yunker - Yes  
M. Clattenburg – Yes  
C. Kemp - Yes

**The item was approved as presented.**

**4. Adjournment**

As there was no further business, C. Yunker made a motion to adjourn at 9:46 a.m., seconded by M. Clattenburg and passed unanimously.

Mark Masse

**STAMP Committee**

**June 2, 2022**

**STAMP Payment for easement**

**Discussion:** In conjunction with the installation of the force main from the STAMP site to the direct discharge point at Oak Orchard Creek, there are a number of easements needed. Based on a compensation model the following payment is needed for one easement:

1. Temporary Easement 25 - \$500

**Fund Commitment:** \$500 from the \$33 million.

**Board Action Request:** Approval of payment of \$500 to the holder of the easement number identified above.

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RECEIVED

MAY 11 2022



2440 Sheridan Drive, Suite 100  
Tonawanda, NY 14150  
Ph. 716.685.0500  
Fax: 716.558.2825

Email: rowp@rightofwaypros.com  
Website: www.rightofwaypros.com

May 5, 2022

Mark A. Masse, CPA  
Senior Vice President of Operations  
Genesee County Economic Development Center  
99 MedTech Drive, Suite 106  
Batavia, NY 14020

Re: Genesee County Economic Development Center  
Science, Technology and Advanced Manufacturing Park (STAMP) in the Town of Alabama  
Force Main Project  
Genesee and Orleans Counties  
TE-25

Dear Mark,

Enclosed you will find the executed paperwork from Myron and Lisa Cramer. The compensation negotiated for the TE is \$500.

Very Truly Yours,

RIGHT-OF-WAY PROFESSIONALS, LLC

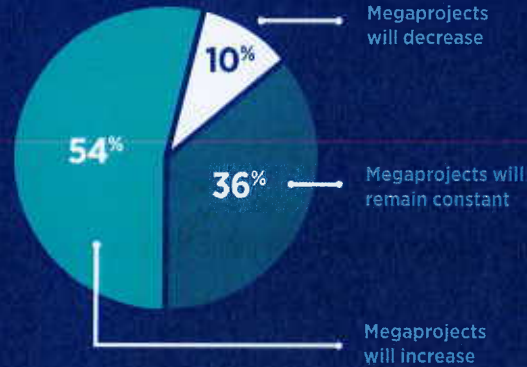
A handwritten signature in black ink, appearing to read "Timothy J. Magyar".

Timothy J. Magyar, SR/WA, R/W-AC  
President  
Agent for Genesee County Economic Development Center

In cities around the world, major companies have announced megaprojects with growing regularity. Hear Guild member perspective on these big deals.

*\*Information based on survey of Site Selectors Guild members, April 2022*

## Site Selectors' Five-Year Outlook on the Frequency of Megaprojects



## World Regions Likely to See the Highest Future Growth of Megaprojects



North America

Asia

Europe

100%

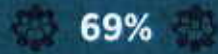
64%

43%

*\*Percentage of Guild members who selected those world regions*

## Top 3 "Non-Negotiables" for Consultants Siting a Megaproject

Availability of a skilled workforce



Sufficient acreage of facility



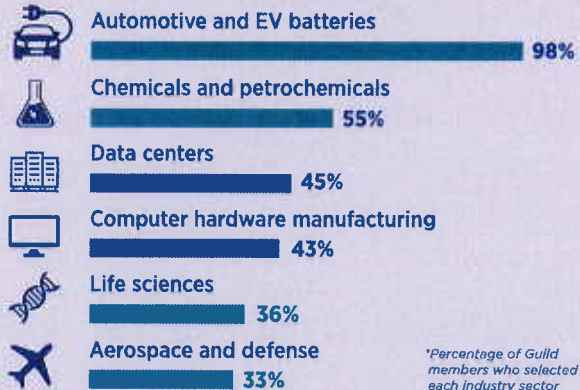
Utility infrastructure



## Megaproject Planning

It can take 3-10 years for states/provinces/regions to lay the groundwork to successfully attract a megaproject

## Industry Sectors Likely to See Megaprojects



*\*Percentage of Guild members who selected each industry sector*

For projects of this magnitude and strategic importance, decision-making rises to the highest corporate levels.

Nearly **80%**

of site selectors say the Board of Directors or Chairman/CEO/President is the ultimate corporate decision maker.

