



GCEDC STAMP Committee Meeting

Tuesday, June 30, 2020

Location: Electronically

10:30 a.m.

MINUTES

ATTENDANCE

Committee Members: A. Young, C. Yunker, A. Vanderhoof, P. Zelif
Staff: L. Farrell, M. Masse, L. Casey, J. Krencik, C. Suozzi, S. Hyde
Guests: A. Walters (Phillips Lytle)
Absent:

1. Call to Order / Enter Public Session

A. Young called the meeting to order at 10:33 a.m. via conference call / video conference.

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020 suspending the Open Meetings Law, this Meeting is being held electronically via conference call instead of a public meeting open for the public to attend in person.

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 10:34 a.m., for the following reasons:

1. The proposed acquisition, sale or lease of real property or the proposed acquisition or 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 C. Yunker and approved by all members present.

Re-Enter Public Session

C. Yunker made a motion to enter back into public session at 11:13 a.m., seconded by A. Vanderhoof and approved by all.

3. Chairman's Report & Activities

3a. Agenda Additions / Other Business

3b. Minutes: March 24, 2020

C. Yunker made a motion to approve the minutes from March 24, 2020; the motion was seconded by P. Zelif. Roll call resulted as follows:

P. Zelif - Yes
A. Young - Yes
C. Yunker - Yes
A. Vanderhoof- Yes

The item was approved as presented.

4. Discussions / Official Recommendations to the Board:

4a. Lead Agency SEQQ Update Process Review – M. Masse stated that the GCEDC is required to do a SEQRA (State Environmental Quality Review Act) update related to STAMP. In 2012, the GCEDC issued an initial environmental impact statement, which had the assumption of 3 million gallons per day of water and sewer. In 2016 the statement was updated with an increase for Project Eagle / 1366. Now, with a better understanding of the design and engineering along with the route analysis for large water and sewer, as well as the substation, the GCEDC must complete another SEQRA update to encompass these known modifications. Last month, the GCEDC sent out an intent to remain lead agency status. This has not been contested. The NYSDEC did allow the GCEDC to remain as Lead Agency.

M. Masse then introduced A. Walters (Phillips Lytle) to discuss the responsibility of the Committee and Board as related to the SEQRA update. A. Walters reviewed key points and specific project modifications outlined in his memo to M. Masse dated June 25, 2020. This memo was included with the meeting materials. A. Walters noted that the SEQRA update is comprehensive and a critical part of making the infrastructure permit ready. The Tech Team developed documentation and analysis on potential environmental issues involved with these modifications. There will be a few more reports to review, specifically, archeological reports, before action is taken on the SEQRA update. Reports have been provided to all interested and involved agencies. More detail on those reports and any comments from any of those interested and involved agencies will be summarized for the Committee and Board to review. The Committee and Board is required to take a “hard look” at these changes to see if there are any significant adverse environmental impacts that are not covered in the environmental impact statement. Finally, if ready, A. Walters will present a resolution or determination for the STAMP Committee to consider next month.

4b. Resolution to Submit an Application for Transportation & Utility Systems & Facilities on Federal Lands – The GCEDC has completed the NEPA process with the US Fish and Wildlife Service for the Iroquois Refuge and received a favorable compatibility determination for our force main project for STAMP to a proposed direct discharge location in Oak Orchard Creek in Shelby Center. The next step is to submit an Application for Transportation and Utility Systems and Facilities on Federal lands to receive our permit for construction. One of the requirements is to have the Board pass a resolution authorizing the submission of the application.

Resolution No. 07/20 – 04

RESOLUTION AUTHORIZING THE GENESEE COUNTY INDUSTRIAL DEVELOPEMNT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE “AGENCY”) TO EXECUTE CERTAIN APPLICATION DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT.

P. Zeliff made a motion to recommend to the full Board the approval of the Resolution to Submit an Application for Transportation & Utility Systems & Facilities on Federal Lands; the motion was seconded by A. Vanderhoof. Roll call resulted as follows:

P. Zeliff - Yes
A. Young - Yes
C. Yunker - Yes
A. Vanderhoof- Yes

The item was approved as presented.

4c. Global Location Strategies – STAMP Site Analysis Consulting – In preparation for the next phase of marketing of the WNY STAMP site and the STAMP North and STAMP South campuses to companies, the GCEDC has engaged with Global Location Strategies (GLS) on a proposal for a reverse site search. The project would commence in August 2020 and provide the GCEDC with a deep evaluation of our site readiness, site marketing, and industry targets as STAMP. GLS is a leading site selection and location advisory firm, and their leadership proposes to perform a site asset analysis, a target industry audit, a site competitiveness analysis, and a marketing evaluation over three phases. Recommendations to the GCEDC will be provided throughout the process and at completion of the reverse site search. The project is intended to confirm STAMP's market placement and provide prioritized guidance as the GCEDC staff prepares delivery of site readiness, site infrastructure, project financing structures, and site marketing for a launch to market for projects at the shovel-ready 400-acre STAMP South Campus and 850-acre STAMP North campus. Based on the project proposal, and a requested National Grid matching grant, the estimated cost of all phases would be covered by the GCEDC's 2020 budget.

C. Yunker made a motion to recommend to the full Board authorization to contract with Global Location Strategies for up to \$55,000, contingent upon a 50% matching grant from National Grid; the motion was seconded by P. Zeliff. Roll call resulted as follows:

P. Zeliff - Yes
A. Young - Yes
C. Yunker - Yes
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 11:25 a.m., seconded by C. Yunker and passed unanimously.