



GCEDC STAMP Committee Meeting

Thursday, August 5, 2021

Location: Innovation Zone

12:30 p.m.

MINUTES

ATTENDANCE

Committee Members: C. Yunker, P. Zelif, M. Clattenburg
Staff: M. Masse, J. Krencik, S. Hyde, L. Farrell, C. Suozzi, P. Kennett
Guests: P. Battaglia
Absent: A. Vanderhoof

1. Call to Order / Enter Public Session

P. Zelif called the meeting to order at 12:32 p.m. in the Innovation Zone.

1a. Executive Session

M. Clattenburg made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 12:32 p.m., for the following reasons:

1. 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 C. Yunker and approved by all members present.

1b. Re-Enter Public Session

C. Yunker made a motion to enter back into public session at 1:28 p.m., seconded by M. Clattenburg and approved by all.

2. Chairman's Report & Activities

2a. Agenda Additions / Other Business – M. Clattenburg made a motion to add 3f to the agenda, Water Recycling Study (STAMP); the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Zelif - Yes
C. Yunker - Yes
A. Vanderhoof - Absent
M. Clattenburg - Yes

The item was added to the agenda.

2b. Minutes: June 29, 2021

C. Yunker made a motion to approve the June 29, 2021 minutes; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

P. Zeff - Yes
C. Yunker - Yes
A. Vanderhoof - Absent
M. Clattenburg - Yes

The item was approved as presented.

3. Discussions / Official Recommendations to the Board:

3a. CC Environment 2021 Contract (Funding Reallocation) – M. Masse asked the Committee to recommend to the full Board a reallocation of the CC Environment and Planning contract approved at the May Board meeting for \$10,000 to be paid under the \$8M ESD grant, to instead be paid under the \$33M ESD grant.

The contract is in connection with ongoing work at STAMP and will cover (1) onsite regulatory, industry permitting and land management support and (2) offsite regulatory, industry and permitting support.

C. Yunker made a motion to recommend to the full Board the reallocation of the CC Environment and Planning contract for \$10,000 to be paid under the \$33M ESD grant; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

P. Zeff - Yes
C. Yunker - Yes
A. Vanderhoof - Absent
M. Clattenburg – Yes

The item was approved as presented.

3b. Morsch Pipeline Change Order – During construction of the Pembroke line, Morsch Pipeline had run into some unforeseen and unknown issues. One of the issues was sections of rock that were not found during the test bore drillings that were done prior to contracting. There was also one section of rock that was known but had archeological issues, so the plan was to directional drill through the rock. The rock proved to be too difficult to directional drill through so a switch was made to open trench cut that section, but the archeological issue needed to be cleared first. The change order reflects the two items listed above. M. Masse informed the committee that this is the 4th and final change order as he has received a certificate of substantial completion. M. Masse also mentioned that this is over the amount that was received from the County for this expense.

Fund Commitment: **\$41,287.50 to be covered by operating funds.**

C. Yunker made a motion to recommend to the full Board the approval of the 4th change order with Morsch Pipeline for \$41,287.50; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

P. Zeff - Yes
C. Yunker - Yes
A. Vanderhoof - Absent
M. Clattenburg – Yes

The item was approved as presented.

3c. Dedication of Pembroke Line to Pembroke and Alabama – The construction of the 12 inch transmission main line from Pembroke to Alabama is substantially complete with a few punch list items remaining. The GCEDC is looking to dedicate the transmission line to the Town of Pembroke and the Town of Alabama based on the location of the line. M. Masse presented a map that depicts who the transmission line will be dedicated to based upon location, this map is included in the agenda packet.

M. Clattenburg made a motion to recommend to the full Board the approval of the dedication of the transmission main line that runs from Pembroke to Alabama to the Town of Pembroke and the Town of Alabama based upon the location of the line; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Zeff - Yes
C. Yunker - Yes
A. Vanderhoof - Absent
M. Clattenburg – Yes

The item was approved as presented.

3d. Rent Payment for USFWS Force Main – The GCEDC has received its revised draft permit from the US Fish and Wildlife Service (USFWS) regarding the force main that will go from the STAMP site to Oak Orchard Creek in Shelby. The appraisal for the right of way (ROW) was completed and sent into USFWS for their incorporation of a rent value into the permit. The amount for the rent charge is \$15,730 and is a one-time payment for the fifty year term of the permit. M. Masse mentioned that he asked for a copy of the appraisal but was not allowed to see a copy. The USFWS did treat the GCEDC as a governmental agency and waived all other fees.

Fund Commitment: \$15,730 to be covered by the \$33M ESD grant.

M. Clattenburg made a motion to recommend to the full Board the approval of the rent payment to USFWS for \$15,730 as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Zeff - Yes
C. Yunker - Yes
A. Vanderhoof - Absent
M. Clattenburg – Yes

The item was approved as presented.

3e. Professional Services for Proposal for ROW Easement Acquisition – The GCEDC has struggled to get property owners to enter into right of way (ROW) agreements for the construction of the force main that will discharge into Oak Orchard Creek. A proposal was received from Right of Way Professionals, LLC that does a lot of ROW work for municipalities and private companies.

Fund Commitment: Not to exceed \$24,000 to be covered by \$33M ESD grant.

C. Yunker made a motion to recommend to the full Board the approval of a contract with Right of Way Professionals for ROW Easement Acquisition not to exceed \$24,000 as presented; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

P. Zeff - Yes
C. Yunker - Yes
A. Vanderhoof - Absent
M. Clattenburg – Yes

The item was approved as presented.

3f. Water Recycling Study (STAMP) – S. Hyde noted that there are a number of companies in the pipeline who have intense water / wastewater needs for the STAMP site. In order for them to make their site selection, S. Hyde believes that it is critical that a proof of concept study be completed. The study will evaluate the use of a recycling facility to be able to restore wastewater back into potable water for reuse.

Fund Commitment: Up to \$50,000 (operating funds as clarified at the full Board meeting).

C. Yunker made a motion to recommend to the full Board the approval of a contract for up to \$50,000 to complete a study to evaluate the use of a water recycling facility; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

P. Zeff - Yes
C. Yunker - Yes
A. Vanderhoof - Absent
M. Clattenburg – Yes

The item was approved as presented.

4. Adjournment

As there was no further business, C. Yunker made a motion to adjourn at 1:35 p.m., seconded by M. Clattenburg and passed unanimously.