



GCEDC STAMP Committee Meeting
Wednesday, April 30, 2025
Location: 99 MedTech Drive, Innovation Zone
8:00 a.m.

MINUTES

ATTENDANCE

Committee Members: C. Kemp, M. Clattenburg, P. Zeliff, C. Yunker
Staff: M. Masse, E. Finch, P. Kennett, C. Suozzi, L. Farrell
Guests: R. Crossen (Town of Alabama Supervisor), M. Fitzgerald (Phillips Lytle), J. Teresi (Tompkins Insurance), M. Landers (Genesee County Manager)
Absent:

1. Call to Order / Enter Public Session

P. Zeliff called the meeting to order at 8:02 a.m. in the Innovation Zone.

J. Teresi left the meeting at 8:03 a.m.

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 8:03 a.m., for the following reasons:

1. Discussions regarding proposed, pending, or current litigation.
2. 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.
3. The proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such a 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.

1b. Re-Enter Public Session

M. Clattenburg made a motion to enter back into public session at 8:28 a.m., seconded by C. Kemp and approved by all.

J. Teresi re-entered the meeting at 8:28 a.m.

2. Chairman's Report & Activities

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

2b. Minutes: March 26, 2025

M. Clattenburg made a motion to approve March 26, 2025 minutes; the motion was seconded by C. Kemp. Roll call resulted as follows:

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

The item was approved as presented.

3. Discussions / Official Recommendations to the Board:

3a. Water Tank Builders Risk Premium – In connection with the construction of the water tank, Tompkins has recommended that the GCEDC obtain builders risk insurance for the work.

This construction involves ground up construction and a contract with the builder that requires GCEDC to maintain insurance on the project. The Travelers proposal for the water tank construction and annual pricing with Travelers was \$4,205 subject to a minimum earned premium of \$2,500. We also received a quote from Acadia with terms like Travelers with an annual premium of \$2,543 and Travelers would be eligible for a prorated cancellation at the conclusion of the project. Different than Travelers, there isn't a \$2,500 minimum premium.

The construction of the water tank is planned to start in July and end in mid-November. The GCEDC would only pay a portion of this annual premium.

Fund Commitment: \$2,543 annual premium.

Board Action Request: Approval of Builders Risk insurance coverage with Acadia at an annual premium of \$2,543 to be paid out of the \$56 Million or operating funds.

C. Yunker made a motion to recommend to the full Board the approval of the Builders Risk insurance coverage with Acadia not to exceed \$2,543 as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

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

The item was approved as presented.

J. Teresi left the meeting at 8:33 a.m.

3b. National Grid Easement – As part of its Line 112 rebuild National Grid is increasing the size of their existing easements. They requested the expansion of the easement on property currently owned by the GCEDC along Route 77. This property is currently the mitigation area for the Part 182 permit. We checked with the DEC, who will be the eventual owner of this property, and they preferred that the GCEDC accept the easement increase prior to dedicating the land over to the DEC. National Grid/Niagara Mohawk paid the GCEDC \$86,190 for this easement.

Fund commitment: None.

Committee action request: Recommend approval of acceptance of \$86,190 for widening of easement.

M. Clattenburg made a motion to recommend to the full Board the approval of the National Grid/Niagara Mohawk Easement and acceptance of \$86,190 as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

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

The item was approved as presented.

3c. RG&E Facilities Study – The SIS study for the additional 300 MW off of the NYPA 345 Kv lines has been completed. Station 80 was identified in the SIS study as needing some improvements to enable the stability of the grid and power flow associated with drawing down an additional 300 mw. RG & E require a facilities study to be completed on the proposed increase of 300 mw to Station 80 and the actual costs and construction timeline (an estimate was provided by the NYISO as part of the study). RG & E will complete the study and is requesting a deposit of \$150,000 for this work.

Fund commitment: \$150,000 covered under the existing \$8 million grant.

Committee action request: Recommend approval to the full Board to pay \$150,000 for the Facilities Study Agreement and signing of the agreement.

P. Zeff stated that this should be a NYISO requirement, not the GCEDC.

M. Masse stated that he will contact NYISO and could have an answer by tomorrow's Board meeting.

C. Yunker made a motion to table this agenda item; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

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

The item was approved as presented.

3d. Onsite Sewer Line Bids - The GCEDC went out to bid for onsite sewer lines and pump station that would connect the sewer outfall at the Edwards site to the hold and haul tank. The GCEDC received the following bids:

Millhurst Construction – Base bid of \$536,700 and an alternate bid of \$598,500.

The bid documents stated that the Owner reserves the right to award the Base Bids individually or the combination of the Base Bids to the lowest, responsive, responsible bidder based on which Bid combination best fits the project budget and priorities which includes MWBE participation.

This bid was recommended for approval by Clark Patterson Lee. A recommendation letter was included with the meeting materials.

Fund commitment: \$536,700 for the base bid only from the NYS \$56 million and associated matching funds.

Committee action request: Recommend approval to award the bid to Millhurst Construction in the amount of \$536,700.

P. Zeliff stated that he believed this bid is too high.

P. Zeliff asked about the possibility of tying this into the water tank bid. Rebidding would negatively impact Edwards' timing for being operational. M. Masse stated that Edwards needs this line within 30 days otherwise they will have water that would not have anywhere to go.

M. Masse recommended that the Committee consider the approval of the bid to Millhurst Construction with the caveat that the GCEDC and CPL will work with Millhurst to find engineering efficiencies to reduce costs.

C. Yunker asked if Edwards is on schedule. M. Masse confirmed and stated that National Grid is on track as well.

C. Yunker made a motion to recommend to the full Board the approval of the bid to Millhurst Construction not to exceed \$536,700 with the above-mentioned stipulation; the motion was seconded by M. Clattenburg. Roll call resulted as follows:

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

The item was approved as presented.

3e. MOU with Village of Oakfield - The GCEDC, STAMP Sewer Works Corp. and the Village of Oakfield are willing to work together on the possible design, construction and operation of a new force main sewer line from the STAMP Site to the Village of Oakfield Wastewater Treatment Facility ("Oakfield WWTF") to provide wastewater treatment services to STAMP.

Fund Commitment: None at this time. Any costs will be brought forward prior to approval for payment.

Committee Action Request: Recommend approval of executing the MOU with Village of Oakfield.

M. Clattenburg made a motion to recommend to the full Board the approval of the MOU with the Village of Oakfield as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

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

The item was approved as presented.

3f. NYISO Invoice - The GCEDC completed the Q580 study for the first 300mw off of the 345 kV power lines at STAMP. As part of that study the GCEDC submitted a Material Modification to that study in 2021. The entire study was completed and approximately \$18,000 of the original deposit was returned to the GCEDC two or three years ago. While reviewing their past expenses the NYISO noticed that the Material Modification charge was billed to a different project code and was not invoiced until last week.

Fund Commitment: \$8,580 from the \$33 million.

Committee Action request: Recommend approval of paying the NYISO invoice in the amount of \$8,580.

After discussion of the details, the Committee suggested pushing back on this.

M. Masse stated that he will contact NYISO to notify them that the GCEDC does not believe that we should pay this invoice because the project closed years ago.

4. Adjournment

As there was no further business, M. Clattenburg made a motion to adjourn at 8:47 a.m., seconded by C. Kemp and passed unanimously.