

Genesee County Economic Development Center Meeting Agenda

Thursday, March 5th, 2026

Location: 99 MedTech Drive, Innovation Zone

PAGE #

	1.0 Call to Order	4:00pm
	1.1 Enter Executive Session	4:05pm
	Motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105 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.	
	2. Discussions regarding proposed, pending or current litigation.	
	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 public body, but only when publicity would substantially affect the value thereof.	
	1.2 Enter Public Session	
	2.0 Chairperson's Report & Activities	4:15pm
	2.1 Upcoming Meetings:	
	Next Scheduled Board Meeting: Thursday, March 26th at 4:00 p.m.	
	Audit & Finance Committee Meeting: Thursday, March 26 th at 3:00 p.m.	
	STAMP Committee Meeting: Wednesday, March 25 th at 8:00 a.m.	
	2.2 Agenda Additions / Deletions / Other Business **Vote	
	2.3 Minutes: February 5, 2026 **Vote	
	3.0 Report of Management –	4:15pm
	3.1 GE Bergen Assignment **Vote – M. Masse	
	3.2 Public Outreach Update – J. Krencik	
	3.3 Appointment of Member to NY Green **Vote – M. Masse	
	4.0 Audit & Finance Committee – K. Manne	4:20pm
	4.1 Investment Report **Vote	
	4.2 Procurement Report **Vote	
	5.0 Governance & Nominating Committee – C. Yunker	4:30pm
	5.1 Authority Self-Evaluation of Prior Year Performance **Vote	
	5.2 Mission Statement & Measurement Report **Vote	
	6.0 STAMP Committee – P. Zeliff	4:35pm
	6.1 Change Order for O'Connell **Vote	
	6.2 Vegetable Stand for STAMP **Vote	
	6.3 Order for 345 kv Breaker **Vote	
	6.4 Survey for Substation PSA **Vote	
	6.5 SEQR Process Update – M. Masse	
	7.0 Employment & Compensation Committee – M. Gray	4:40pm
	7.1 Nothing at this time.	
	8.0 Housing Committee – P. Battaglia	4:40pm
	8.1 Nothing at this time.	
	9.0 Other Business	4:40pm
	9.1 Nothing at this time.	
	10.0 Adjournment	4:40pm

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GCEDC Board Meeting
Thursday, February 5th, 2026
Location: 99 MedTech Drive, Innovation Room
4:00 PM

GCEDC MINUTES

Attendance

Board Members: C. Kemp, P. Battaglia, K. Manne, P. Zeliff, L. Mancuso, M. Gray, C. Yunker
Staff: M. Masse, K. Galdun, L. Farrell, J. Krencik, P. Heimlich, C. Suozzi
Guests: M. Fitzgerald (Philips Lytle – Video Conference), M. Brooks (GGLDC Board Member), J. Tretter (GGLDC Board Member), G. Torrey (GGLDC Board Member), R. Gaenzle (Harris Beach), S. Nonkes (Harris Beach), R. Crossen (Alabama Town Supervisor), B. Quinn (Daily News), M. Gutman (Daily News), H. Owens (The Batavian), J. Bryan (GoHaul, LLC), A. Bryan (GoHaul, LLC), E. LaGrou (Zoladz Construction), D. Steele (Community Member), S. Steele (Community Member), A. Bacon (Community Member), S. Chenelly (Community Member), A. Goldstein (Not Specified), T. Iorizzo (Carpenters Union)

Absent:

1.0 Call to Order

P. Zeliff called the meeting to order at 4:00 p.m. in the Innovation Zone.

1.1 Enter Executive Session

C. Yunker made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 4:00 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.
2. Discussions regarding proposed, pending, or current litigation.
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 public body, but only when publicity would substantially affect the value thereof.

The motion was seconded by P. Battaglia and approved by all members present.

B. Quinn, M. Gutman, H. Owens, J. Bryan, A. Bryan, E. LaGrou, D. Steele, S. Steele, A. Bacon, S. Chenelly, A. Goldstein, T. Iorizzo left the meeting at 4:01 p.m.

1.2 Enter Public Session

P. Battaglia made a motion to enter back into public session at 4:26 p.m., seconded by and approved by all members present.

B. Quinn, M. Gutman, H. Owens, J. Bryan, A. Bryan, E. LaGrou, D. Steele, S. Steele, A. Bacon, S. Chenelly, A. Goldstein, T. Iorizzo joined the meeting at 4:27 p.m.

R. Gaenzle left meeting at 4:27 p.m.

2.0 Chairman’s Report & Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday, March 5th at 4:00 p.m.

Audit & Finance Committee Meeting: Tuesday, March 3rd at 8:30 a.m.

STAMP Committee Meeting: Wednesday, March 4th at 8:00 a.m.

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

2.3 Minutes: January 15, 2026

M. Gray made a motion to accept the January 15, 2026 minutes as presented; the motion was seconded by K. Manne. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zeff -	Yes
K. Manne -	Yes	C. Yunker -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

The item was approved as presented.

R. Gaenzle joined the meeting at 4:28 p.m.

3.0 Report of Management

3.1 STREAM U.S. Data Center – Initial Resolution - The proposed project involves the development on approximately 130-acres within the Genesee County Science Technology and Advanced Manufacturing Park (STAMP) in the Town of Alabama, Genesee County, New York. The proposed project will include 90 acres of permanent development; 60 acres on the North Campus and 30 acres on the South Campus. These areas include an approximately 2,200,000 square-foot data center campus, housing three (3) two-story buildings. An additional 40 acres will be utilized as temporary construction logistics areas in support of the project.

The proposed project has an estimated investment of \$11,181,000,000 and would create 125 new jobs in addition to significant construction jobs.

The proposed 30-year PILOT/Host schedule would contribute \$285,040,331 in revenues to the County of Genesee, Town of Alabama, and the Oakfield-Alabama Central School District. Proposed PILOT/Host payments are 115% of the estimated assessed value of the project with a 2% annual escalator.

The project is requesting assistance from the GCEDC with a sales tax exemption estimated at \$769,488,000 and a mortgage tax exemption estimated at \$31,227,000.

In addition, the proposed project would invest \$50,000,000 into electrical infrastructure and generate an estimated \$18,000,000 in annual local and state sales tax revenues on electrical usage.

Resolution No. 02/2026 - 01

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION OF STREAM U.S. DATA CENTERS, L.L.C. WITH RESPECT TO A CERTAIN PROJECT, (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT, AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT.

C. Yunker made a motion to approve Initial Resolution #02/2026-01 for STREAM U.S. Data Centers, LLC, authorizing the acceptance of the project application and scheduling a public hearing as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zeff -	Yes
K. Manne -	Yes	C. Yunker -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

The item was approved as presented.

3.2 Public Outreach Update – J. Krencik reported out on the following:

- 1) As part of the partnerships with Rochester Technology & Manufacturing Association, GV Boces, and students/educators in the community, 47 students have signed up for youth apprenticeship programs that allows them job shadowing opportunities and paid internships for 12th graders.
- 2) Website documentation is now available pertaining to the STREAM project including the town planning process documents.

4.0 Audit & Finance Committee

4.1 December Unaudited 2025 Financial Statements – L. Farrell reviewed the significant items of the December Unaudited 2025 financial statements.

- Restricted and reserved cash decreased due to the submission of a GURF to ESD along with the corresponding STAMP expenditures.
- Accounts Payable totaled \$2.2M for the year end with most of the activity related to STAMP.
- Batavia Home Fund received \$50,000 from MedTech Landing as part of their agreement.
- The Income Statement shows grant revenue recorded relating to STAMP.
- Expenditures are where expected to be against the budget.
- Anticipated adjustments to the financial statements include additional payables, the GASB 68 audit adjustment related to NYS Retirement and GASB 87 related to leases.

The December 2025 Unaudited financial statements were recommended for approval by the Committee.

K. Manne made a motion to approve the December 2025 Unaudited Financial Statements as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zeff -	Yes
K. Manne -	Yes	C. Yunker -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

The item was approved as presented.

Items 4.2 and 4.3 were discussed and voted on together.

4.2 D & O Insurance – Notice was received that the Fireman’s Fund would be non-renewing the D&O and Employment Practices coverage due to claim history.

Lawley Insurance provided a proposal from Landmark American Insurance Company. The proposal reflects the price of \$41,646.25 which would be split 50/50 between GCEDC and GGLDC. This is an overall price increase of \$12,468.68 (\$6,234.34/entity) compared to the current policy. The current policy expires on 2/23/2026.

Lawley did send our information to market, but no other quotes were offered. The marketing results are included in the proposal.

The cost of this policy (2/23/2026 – 2/23/2027) would be split between GCEDC and GGLDC (\$20,823.13/entity). The annual D&O insurance expense per entity would be \$19,784.06. Each entity included \$15,400 in their 2026 budget.

Some highlights provided by Lawley:

- o Limits remain per expiring: D&O at \$5M, Employment Practices at \$1M, \$6M Policy Aggregate
- o D&O retention has increased from \$25K to \$75K
- o Employment Practices 1st Party Retention remains at \$25K
- o Employment Practices Third Party Retention increases from \$25K to \$100K
- o Additional Named Insured Schedule was matched per expiring

4.3 Cyber Insurance – Travelers is willing to renew the Cyber insurance coverage.

The proposal reflects the same price as the expiring premium of \$7,817. The current policy expires on 2/23/2026.

The cost of this policy (2/23/2026 – 2/23/2027) would be split between the GCEDC and GGLDC (\$3,908.50/entity). Each entity included \$4,500 in their 2026 budget for this expense.

Both items 4.2 and 4.3 were recommended for approval by the Committee.

Lawley Insurance presented to the Committee earlier that day to explain the overall price increase of the policy as well as the change in provider.

K. Manne made a motion to approve the D&O Insurance and Cyber Insurance as presented; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zeliff -	Yes
K. Manne -	Yes	C. Yunker -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

The item was approved as presented.

5.0 Governance & Nominating Committee – C. Yunker

5.1 Nothing at this time.

6.0 STAMP Committee – P. Zeliff

6.1 GCEDC and STAMP Sewer Works Oakfield Sewer Funding Agreement – This agreement allows for the GCEDC to utilize NYS grant funding, as well as its other funds, to pay for the necessary engineering and infrastructure construction associated with the force main to the Village of Oakfield waste water treatment facility.

Fund Commitment: Expenditures as laid out in the attached Exhibit 3 of the Village contracts.

Board Action Request: The approval of the GCEDC and STAMP Sewer Works Oakfield Sewer Funding Agreement. The expenditures for the necessary engineering and infrastructure construction associated with the force main and included in the attached Exhibit 3 of the Village Agreements will be paid using funds from the \$56 million NYS grant or GCEDC funds as directed by the Board.

This item was recommended for approval by the Committee.

C. Yunker made a motion to approve the GCEDC and STAMP Sewer Works Oakfield Sewer Funding Agreement as presented; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zeliff -	Yes
K. Manne -	Yes	C. Yunker -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

The item was approved as presented.

6.2 CC Environment & Planning, LLC – Hydrology Monitoring Agreement – In connection with the tributaries that were identified on the STAMP site under the Jurisdictional Determination for wetlands that was completed, we want to conduct hydrology monitoring of these to determine annual flows to assess potential federal jurisdiction.

Fund Commitment: Not to exceed \$11,590.

Board Action Request: The approval of the proposal with CC Environment & Planning, LLC not to exceed \$11,590. This will be paid using funds from the \$56 million NYS grant.

M. Masse stated that due to recent changes in the laws surrounding what qualifies waters of the United States, this monitoring would determine if the tributaries at STAMP were still considered as such to potentially eliminate the continued need for mitigation of those tributaries depending on the results.

This item was recommended for approval by the Committee.

C. Yunker made a motion to approve the Hydrology Monitoring Agreement with CC Environment not to exceed \$11,590 as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zeff -	Yes
K. Manne -	Yes	C. Yunker -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

The item was approved as presented.

6.3 Resolution Accepting Responsibility to Act as Lead Agency –Included in the meeting materials is the resolution accepting responsibility to act as lead agency for the SEQR of Project Double Reed. As lead agency the GCEDC is required to evaluate whether there are any potential adverse environmental impacts that could occur because of Project Double Reed.

Resolution No. 02-2026-01

**RESOLUTION OF THE GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER
ACCEPTING RESPONSIBILITY TO ACT AS LEAD AGENCY FOR THE REVIEW OF PROJECT
DOUBLE REED PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT**

M. Masse stated that there had not been any objections to the lead agency status, and that the DEC had expressed their support of the lead agency status that did include recommendations that will be considered during the SEQR analysis process.

This item was recommended for approval by the Committee.

C. Yunker made a motion to approve the SEQR Lead Agency Resolution No. 02-2026-01 as presented; the motion was seconded by L. Mancuso. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zeff -	Yes
K. Manne -	Yes	C. Yunker -	Yes
L. Mancuso -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

The item was approved as presented.

7.0 Employment & Compensation – M. Gray

7.1 Nothing at this time.

8.0 Housing Committee – P. Battaglia

8.1 Nothing at this time

9.0 Other Business

9.1 Nothing at this time.

10.0 Adjournment

As there was no further business, M. Gray made a motion to adjourn at 4:37 p.m., which was seconded by K. Manne and passed unanimously.

**ASSIGNMENT AUTHORIZING RESOLUTION
(GE Bergen Owner, LLC to FNLR Harvester LLC)**

A regular meeting of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center was convened on Thursday, March 5, 2026.

The following resolution was duly offered and seconded, to wit:

Resolution No. 03/2026 - __

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER AUTHORIZING (i) THE ASSIGNMENT OF CERTAIN DOCUMENTS IN CONNECTION WITH A CERTAIN PROJECT (AS FURTHER DEFINED HEREIN) PREVIOUSLY UNDERTAKEN FOR THE BENEFIT OF GE BERGEN OWNER, LLC (THE "COMPANY"); AND (ii) AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS AND AGREEMENTS RELATING THERETO

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 565 of the Laws of 1970 of the State of New York, (hereinafter collectively called the "Act"), the **GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY d/b/a GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER** (hereinafter called the "Agency") was created with the Agency and power to promote, develop, encourage and assist in acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research, and recreational facilities as authorized by the Act, and in connection therewith to issue its revenue bonds, enter into straight lease transactions and provide other forms of financial assistance; and

WHEREAS, the Agency previously appointed **GE BERGEN OWNER, LLC** (herein, the "Company") as agent to undertake a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold or other interest in approximately 50 acres of real property located at S. Lake Road in the Town of Bergen, Genesee County, New York and all other lands in the Town of Bergen where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land", being more particularly described as all or a portion of tax parcel No. 13.-1-63.1); (ii) the planning, design, construction and operation of an approximately 196,000 square foot agricultural manufacturing facility and office related space, along with utility and site improvements, parking lots, access and egress improvements, signage, curbage, landscaping and stormwater retention improvements (collectively, the "Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, the "Facility"); and

WHEREAS, by resolution adopted by the Agency on August 1, 2024 (the “Authorizing Resolution”), the Agency authorized the undertaking of the Project and pursuant to which the Agency and the Company entered into a certain Project Agreement, Lease Agreement, Leaseback Agreement, Tax Agreement and related documents (collectively, the “Agency Documents”); and

WHEREAS, pursuant to Section 6.3 of the Leaseback Agreement, in connection with the proposed transfer of ownership of the Project to FNLR Harvester LLC (the “Assignee”), the Company has requested the Agency’s approval of the proposed assignment of the Agency Documents to the Assignee (the "Assignment"); and

WHEREAS, the Agency desires to authorize the Assignment subject to the terms and conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER AS FOLLOWS:

Section 1. Subject to (A)(i) the Company and the Assignee, executing an Assignment and Assumption Agreement with Acknowledgement and Consent (the “Assignment Agreement”), (ii) the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, and (iii) compliance with Section 6.3 of the Leaseback Agreement, the Agency hereby authorizes the Assignment of the Agency Documents to the Assignee.

Section 2. The Agency hereby finds that the Assignment constitutes a Type II Action, as defined within the State Environmental Quality Review Act (“SEQRA”) and regulations adopted pursuant thereto at 6 NYCRR Part 617.5(c)(26) whereby the Assignments constitutes a transfer of leasehold rights with no material change in permitted conditions or activities.

Section 3. The Chair, Vice Chair, and/or President/CEO of the Agency are hereby authorized, on behalf of the Agency, to execute, deliver the Assignment Agreement and related documents (including, without limitation, an estoppel certificate); provided the rental payments under the Leaseback Agreement, as assigned, and the Assignment Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and Assignment, along with the prospective indemnification of the Agency by the Assignee for actions taken by the Assignee and/or claims arising out of or related to the Project following the effective date of the Assignment.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of

the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 5. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Peter Zelif	[]	[]	[]	[]
Matthew Gray	[]	[]	[]	[]
Paul Battaglia	[]	[]	[]	[]
Laurie Mancuso	[]	[]	[]	[]
Chandy Kemp	[]	[]	[]	[]
Kathleen Manne	[]	[]	[]	[]
Craig Yunker	[]	[]	[]	[]

The Resolution was thereupon declared duly adopted.

SECRETARY'S CERTIFICATION

STATE OF NEW YORK)
COUNTY OF GENESEE) SS:

I, the undersigned Secretary of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center (the "Agency"), including the resolution contained therein, held on March 5, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this __ day of _____, 2026.

Secretary

[SEAL]

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Public Outreach Update

Youth Engagement: GCEDC Executive Vice President of Business & Workforce Development Chris Suozzi and Workforce Consultant Sheila Eigenbrod joined students and teachers from John Kennedy Intermediate School’s 4th Grade Innovators for a program supported by the GGLDC with Chris Cooley of Cooley Comics.



Student input created exotic universes where their creative ideas were shared through Cooley Comics’ AI models. The program enabled engagement on potential careers in both the new universes and at home in Genesee County.

Stakeholder Engagement: GCEDC President & CEO Mark Masse and Senior Director of Marketing & Communications Jim Krencik participated in Leadership Genesee’s Annual “Our Business Our Economy Session”. An overview of the GCEDC’s goals, activities, process, and a question-and-answer session on STAMP.



Mark also presented to the Genesee Association of Municipalities and had a question-and-answer session on STAMP.

STREAM US Data Centers Project: GCEDC President & CEO Mark Masse and Executive Vice President of Business & Workforce Development Chris Suozzi attend STREAM US Data Center’s information session in the town of Alabama to answer questions from stakeholders. A second information session is scheduled for March 12 at 6 pm.

The GCEDC has shared documents for the Stream US Data Center’s project at gcedc.com/projects and has also created an email address (streampublichearing@gcedc.com) to receive comments ahead of a future financial incentives public hearing.

STAMP SEQR Documents Website: The full SEQR documentation for STAMP from 2010 to present has been shared at gcedc.com/stampseqr.

BOARD RESOLUTION IN SUPPORT OF NEW YORK GREEN

BOARD RESOLUTION

At the meeting of the Board of Directors of the Genesee County Economic Development Center on March 5, 2026, the following resolution was proposed and approved by the board:

Resolved:

WHEREAS the mission of the Genesee County Economic Development Center is mission is to be the driving force in fostering community economic success by providing comprehensive support, technical assistance and access to financial resources to businesses thereby enabling growth, expansion and retention of our existing business base and to market our community as "business friendly" facilitating new business attraction in order to build a sustainable long-term economy;

WHEREAS New York Green, Inc. (NYG), a nonprofit organization with a mission to facilitate informed and creative land use decisions to stimulate economic vitality and protect our natural environment, supports the mission of the Genesee County Economic Development Center;

That the Genesee County Economic Development Center Board is in full support of designating an individual representative to serve as a standing member to the NYG Board of Directors as stated in NYG Bylaws adopted by NYG Board of Directors July 16, 2012. The GCEDC Board appoints the President and CEO to the NY Green Board as its representative.

Signed:
(President) or (Chairman)

Genesee County Economic Development Center (GCEDC)

Annual Investment Report

For the year ended December 31, 2025

Purpose of the Report:

Under Section 2925(6) of the Public Authorities Law, the GCEDC and its affiliates are required to prepare and approve an Annual Investment Report. The schedule below was approved by the Board on XXXXXX.

Bank	Type	Account Description	12/31/25 G/L Balance	12/31/25 Bank Balance	Interest Rate
233 Five Star Bank	NOW Public Tiered Account	GCEDC Primary Checking	\$103,543.54	\$3,531,732.89	1.54%
2240 Five Star Bank	Money Market Public Account	GCEDC - BP2	\$116,362.10	\$116,362.10	2.02%
501 Five Star Bank	Money Market Public Account	GCEDC Primary Savings	\$2,766,984.91	\$2,766,984.91	2.27%
6331 Five Star Bank	Money Market Public Account	GCEDC - GAIN LOAN Fund	\$14,940.75	\$14,940.75	2.02%
3908 Five Star Bank	Money Market Public Account	GCEDC - Batavia Home Fund	\$134,748.47	\$134,748.47	2.02%
4386 Five Star Bank	Money Market Public Account	GCEDC - GCEDC Home Fund	\$0.00	\$0.00	2.00%
1163 Five Star Bank	Certificate on Deposit (CD)	GCEDC - 3 Month CD	\$7,775,000.00	\$7,775,000.00	3.70%
1880 Five Star Bank	Certificate on Deposit (CD)	GCEDC - STAMP 3 Month CD	\$1,616,800.00	\$1,616,800.00	3.70%
7165 Tompkins Community Bank	Municipal Savings	GCEDC - STAMP Part 182	\$546,731.29	\$546,731.29	2.51%
5168 Tompkins Community Bank	Municipal Savings	GCEDC Investment	\$7,462.42	\$7,462.42	2.51%
9975 Tompkins Community Bank	Municipal NOW Checking	GCEDC STAMP - Imprest Account \$8M	\$181,654.40	\$181,654.40	1.85%
5622 Tompkins Community Bank	Municipal NOW Checking	GCEDC STAMP Part 182	\$1,172.96	\$1,172.96	.03%
6199 Tompkins Community Bank	Certificate on Deposit (CD)	GCEDC - 3 Month CD	\$3,116,341.44	\$3,116,341.44	3.80%
3687 KeyBank	Checking	GCEDC STAMP - Imprest Account \$33M	\$4,549,763.38	\$4,549,763.38	1.80%
9809 KeyBank	Checking	GCEDC STAMP	\$4,039,346.79	\$4,039,346.79	1.80%
2046 KeyBank	Checking	GCEDC FAST NY	\$10,721,737.77	\$10,721,737.77	1.80%

As of December 31, 2025, cash balances were fully collateralized. The funds currently on deposit with Tompkins Community Bank and Five Star Bank are secured by investments held with The Bank of New York Mellon and M&T Bank, respectively. The funds currently on deposit with KeyBank are secured by KeyBank's pledge pool held by Bank of New York. The GCEDC generated \$730,442 of interest income for the period January 1, 2025 through December 31, 2025.

* No fees or commissions were paid.

4.1

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Information:

Question	Response	URL (If Applicable)
1. Does the Authority have procurement guidelines?	Yes	https://www.gcedc.com/ggldcreports
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3. Does the Authority allow for exceptions to the procurement guidelines?	No	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	Yes	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	Yes	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	Yes	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	Yes	

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

 Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Transactions Listing:

1. Vendor Name	716 Site Contracting, Inc.	Address Line1	PO Box 120
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	NORTH BOSTON
Award Date	1/13/2022	State	NY
End Date		Postal Code	14110
Fair Market Value		Plus 4	
Amount	\$1,535,015.00	Province/Region	
Amount Expended For Fiscal Year	\$10,917.66	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Crosby Rd Reconstruction; Water Main Installation

2. Vendor Name	Batavia Development Corp	Address Line1	1 Batavia City Centre
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	BATAVIA
Award Date		State	NY
End Date		Postal Code	14020
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$6,255.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Economic Development Partner Fee - 202 Oak ST, LLC

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

 Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

3. Vendor Name	CC Environment & Planning	Address Line1	23 Jackson Street
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BATAVIA
Award Date	8/3/2023	State	NY
End Date		Postal Code	14020
Fair Market Value	\$213,112.00	Plus 4	
Amount	\$213,112.00	Province/Region	
Amount Expended For Fiscal Year	\$12,798.85	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Grassland Mitigation Monitoring & Management (PART 182)

4. Vendor Name	CC Environment & Planning	Address Line1	23 Jackson Street
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BATAVIA
Award Date	12/7/2023	State	NY
End Date		Postal Code	14020
Fair Market Value	\$49,300.00	Plus 4	
Amount	\$49,300.00	Province/Region	
Amount Expended For Fiscal Year	\$8,160.10	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: General Environmental Services & Force Main Frac-Out Monitoring

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Procurement Report for Genesee County Industrial Development Agency

 Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

Fiscal Year Ending: 12/31/2025

5. Vendor Name	CC Environment & Planning	Address Line1	23 Jackson Street
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BATAVIA
Award Date	9/5/2024	State	NY
End Date		Postal Code	14020
Fair Market Value	\$32,500.00	Plus 4	
Amount	\$32,500.00	Province/Region	
Amount Expended For Fiscal Year	\$17,978.24	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: General Environmental Services (Amendment to Contract Task A); includes 9/4/25 Contract Amendment

6. Vendor Name	CCS of Western New York	Address Line1	116 Main Street
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	DEPEW
Award Date	12/5/2024	State	NY
End Date	12/31/2025	Postal Code	14043
Fair Market Value	\$7,805.64	Plus 4	
Amount	\$7,805.64	Province/Region	
Amount Expended For Fiscal Year	\$6,504.70	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Cleaning Services -1/1/25 - 12/31/25

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 02/27/2026
Status: UNSUBMITTED
Certified Date : N/A

7. Vendor Name	Catapult Executive Consulting	Address Line1	119 W Tupper St.
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	10/31/2024	State	NY
End Date		Postal Code	14201
Fair Market Value	\$6,000.00	Plus 4	
Amount	\$6,000.00	Province/Region	
Amount Expended For Fiscal Year	\$6,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Compensation Review & Analysis

8. Vendor Name	Clark Patterson Lee	Address Line1	255 Woodcliff Drive
Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 200
Award Process	Authority Contract - Non-Competitive Bid	City	FAIRPORT
Award Date	8/1/2024	State	NY
End Date		Postal Code	14450
Fair Market Value	\$1,961,925.00	Plus 4	
Amount	\$1,961,925.00	Province/Region	
Amount Expended For Fiscal Year	\$698,503.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Oakfield Force Main

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Procurement Report for Genesee County Industrial Development Agency

 Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

Fiscal Year Ending: 12/31/2025

9. Vendor Name	Clark Patterson Lee	Address Line1	255 Woodcliff Drive
Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 200
Award Process	Authority Contract - Non-Competitive Bid	City	FAIRPORT
Award Date	3/7/2024	State	NY
End Date		Postal Code	14450
Fair Market Value	\$1,810,060.00	Plus 4	
Amount	\$1,810,060.00	Province/Region	
Amount Expended For Fiscal Year	\$722,899.44	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Crosby Road Rebuild

10. Vendor Name	Clark Patterson Lee	Address Line1	255 Woodcliff Drive
Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 200
Award Process	Authority Contract - Non-Competitive Bid	City	FAIRPORT
Award Date	9/5/2019	State	NY
End Date		Postal Code	14450
Fair Market Value	\$900,000.00	Plus 4	
Amount	\$900,000.00	Province/Region	
Amount Expended For Fiscal Year	\$15,570.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Engineering Services for Design & Permitting of 6 MGD Big Water System

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

11. Vendor Name	Clark Patterson Lee	Address Line1	255 Woodcliff Drive
Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 200
Award Process	Authority Contract - Non-Competitive Bid	City	FAIRPORT
Award Date	3/25/2021	State	NY
End Date		Postal Code	14450
Fair Market Value	\$560,000.00	Plus 4	
Amount	\$560,000.00	Province/Region	
Amount Expended For Fiscal Year	\$22,040.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Engineering Services Related to Construction of Force Main

12. Vendor Name	Clark Patterson Lee	Address Line1	255 Woodcliff Drive
Type of Procurement	Design and Construction/Maintenance	Address Line2	Suite 200
Award Process	Authority Contract - Non-Competitive Bid	City	FAIRPORT
Award Date	8/1/2024	State	NY
End Date		Postal Code	14450
Fair Market Value	\$316,470.00	Plus 4	
Amount	\$316,470.00	Province/Region	
Amount Expended For Fiscal Year	\$136,112.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Onsite Water Tank

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Procurement Report for Genesee County Industrial Development Agency
Fiscal Year Ending: 12/31/2025

Run Date: 02/27/2026
Status: UNSUBMITTED
Certified Date : N/A

13. Vendor Name	DN Tanks	Address Line1	11 Teal Road
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	WAKEFIELD
Award Date	1/16/2025	State	MA
End Date		Postal Code	01880
Fair Market Value		Plus 4	
Amount	\$4,473,280.00	Province/Region	
Amount Expended For Fiscal Year	\$3,394,952.77	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: 500K Gallon Storage Tank for Onsite Water

14. Vendor Name	Erie County Industrial Development Agency	Address Line1	95 Perry Street
Type of Procurement	Technology - Consulting/Development or Support	Address Line2	Suite 103
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	1/16/2025	State	NY
End Date	12/31/2025	Postal Code	14203
Fair Market Value	\$8,420.00	Plus 4	
Amount	\$8,420.00	Province/Region	
Amount Expended For Fiscal Year	\$4,855.49	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Information Technology Support Services - 2025

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

 Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

15. Vendor Name	Erie County Industrial Development Agency	Address Line1	95 Perry Street
Type of Procurement	Technology - Consulting/Development or Support	Address Line2	Suite 103
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	1/11/2024	State	NY
End Date	12/31/2024	Postal Code	14203
Fair Market Value	\$8,250.00	Plus 4	
Amount	\$8,250.00	Province/Region	
Amount Expended For Fiscal Year	\$637.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Information Technology Support Services - 2024

16. Vendor Name	Genesee Gateway Local Development Corp.	Address Line1	99 MedTech Drive
Type of Procurement	Other	Address Line2	Suite 106
Award Process	Authority Contract - Non-Competitive Bid	City	BATAVIA
Award Date	6/1/2010	State	NY
End Date	6/1/2035	Postal Code	14020
Fair Market Value	\$20,163.84	Plus 4	
Amount	\$20,163.84	Province/Region	
Amount Expended For Fiscal Year	\$20,163.84	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	2025 Rent - MedTech Centre Suite 106; includes 5/1/25 lease extension

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

 Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

17. Vendor Name	Genesee Gateway Local Development Corp.	Address Line1	99 MedTech Drive
Type of Procurement	Other	Address Line2	Suite 106
Award Process	Authority Contract - Non-Competitive Bid	City	BATAVIA
Award Date	10/1/2015	State	NY
End Date	6/1/2035	Postal Code	14020
Fair Market Value	\$10.00	Plus 4	
Amount	\$10.00	Province/Region	
Amount Expended For Fiscal Year	\$1.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Innovation Zone Rent; includes 5/1/25 lease extension

18. Vendor Name	Greater Rochester Enterprise	Address Line1	100 Chestnut Street
Type of Procurement	Other	Address Line2	Suite 1910
Award Process	Non Contract Procurement/Purchase Order	City	ROCHESTER
Award Date		State	NY
End Date		Postal Code	14604
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$55,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Sales & Marketing Services; Membership Dues

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

 Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

19. Vendor Name	Invest Buffalo Niagara	Address Line1	257 West Genesee Street
Type of Procurement	Other	Address Line2	Suite 600
Award Process	Non Contract Procurement/Purchase Order	City	BUFFALO
Award Date		State	NY
End Date		Postal Code	14202
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$25,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Membership Dues

20. Vendor Name	Keeler Construction Co., Inc.	Address Line1	13519 West Lee Road
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ALBION
Award Date	8/7/2025	State	NY
End Date		Postal Code	14411
Fair Market Value		Plus 4	
Amount	\$956,960.00	Province/Region	
Amount Expended For Fiscal Year	\$507,663.85	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Stub Road Extension at Hammerhead on STAMP Drive

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 02/27/2026
Status: UNSUBMITTED
Certified Date : N/A

21. Vendor Name	Key Bank	Address Line1	127 Public Square
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	CLEVELAND
Award Date		State	OH
End Date		Postal Code	44144
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$5,170.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP Letter of Credit Issuance and Processing Fee

22. Vendor Name	Lawley, LLC	Address Line1	361 Delaware Avenue
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	2/6/2025	State	NY
End Date	2/23/2026	Postal Code	14202
Fair Market Value		Plus 4	
Amount	\$14,588.79	Province/Region	
Amount Expended For Fiscal Year	\$14,588.79	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	D&O Insurance (2/23/25 - 2/23/26)

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

 Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

23. Vendor Name	Loewke Brill	Address Line1	491 Elmgrove Rd
Type of Procurement	Consulting Services	Address Line2	Suite 2
Award Process	Authority Contract - Non-Competitive Bid	City	ROCHESTER
Award Date	7/11/2024	State	NY
End Date		Postal Code	14606
Fair Market Value	\$26,880.00	Plus 4	
Amount	\$26,880.00	Province/Region	
Amount Expended For Fiscal Year	\$5,950.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Local Labor Reporting - Countryside Apartments; includes 4/18/25 additional deposit of \$4,110 and 10/24/25 of \$1,610

24. Vendor Name	Loewke Brill	Address Line1	491 Elmgrove Rd
Type of Procurement	Consulting Services	Address Line2	Suite 2
Award Process	Authority Contract - Non-Competitive Bid	City	ROCHESTER
Award Date	2/2/2023	State	NY
End Date		Postal Code	14606
Fair Market Value	\$24,040.00	Plus 4	
Amount	\$24,040.00	Province/Region	
Amount Expended For Fiscal Year	\$12,870.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Local Labor Reporting - Atlas Copco; includes 12/11/25 additional deposit of \$5,535

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

 Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

25. Vendor Name	Loewke Brill	Address Line1	491 Elmgrove Rd
Type of Procurement	Consulting Services	Address Line2	Suite 2
Award Process	Authority Contract - Non-Competitive Bid	City	ROCHESTER
Award Date	7/11/2024	State	NY
End Date		Postal Code	14606
Fair Market Value	\$21,960.00	Plus 4	
Amount	\$21,960.00	Province/Region	
Amount Expended For Fiscal Year	\$8,220.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Local Labor Reporting - MedTech Landing

26. Vendor Name	Loewke Brill	Address Line1	491 Elmgrove Rd
Type of Procurement	Consulting Services	Address Line2	Suite 2
Award Process	Authority Contract - Non-Competitive Bid	City	ROCHESTER
Award Date	12/1/2022	State	NY
End Date		Postal Code	14606
Fair Market Value	\$19,980.00	Plus 4	
Amount	\$19,980.00	Province/Region	
Amount Expended For Fiscal Year	\$13,430.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Local Labor Reporting - Hecate

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 02/27/2026
Status: UNSUBMITTED
Certified Date : N/A

27.	Vendor Name	Loewke Brill	Address Line1	491 Elmgrove Rd
	Type of Procurement	Consulting Services	Address Line2	Suite 2
	Award Process	Authority Contract - Non-Competitive Bid	City	ROCHESTER
	Award Date	7/1/2021	State	NY
	End Date		Postal Code	14606
	Fair Market Value	\$19,980.00	Plus 4	
	Amount	\$19,980.00	Province/Region	
	Amount Expended For Fiscal Year	\$8,350.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Local Labor Reporting - Excelsior Energy

28.	Vendor Name	Loewke Brill	Address Line1	491 Elmgrove Rd
	Type of Procurement	Consulting Services	Address Line2	Suite 2
	Award Process	Authority Contract - Non-Competitive Bid	City	ROCHESTER
	Award Date	6/6/2024	State	NY
	End Date		Postal Code	14606
	Fair Market Value	\$17,950.00	Plus 4	
	Amount	\$17,950.00	Province/Region	
	Amount Expended For Fiscal Year	\$12,180.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Local Labor Reporting - GE Bergen Owner

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

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Status: UNSUBMITTED
Certified Date : N/A

29. Vendor Name	Loewke Brill	Address Line1	491 Elmgrove Rd
Type of Procurement	Consulting Services	Address Line2	Suite 2
Award Process	Authority Contract - Non-Competitive Bid	City	ROCHESTER
Award Date	7/11/2024	State	NY
End Date		Postal Code	14606
Fair Market Value	\$9,630.00	Plus 4	
Amount	\$9,630.00	Province/Region	
Amount Expended For Fiscal Year	\$4,110.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Local Labor Reporting - Graham Expansion

30. Vendor Name	Milherst Construction Inc.	Address Line1	10025 County Road
Type of Procurement	Design and Construction/Maintenance	Address Line2	PO Box 430
Award Process	Authority Contract - Competitive Bid	City	CLARENCE CENTER
Award Date	5/1/2025	State	NY
End Date		Postal Code	14032
Fair Market Value		Plus 4	
Amount	\$536,700.00	Province/Region	
Amount Expended For Fiscal Year	\$445,079.75	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Onsite Sewer Extension From Hold & Haul Tank to Edwards Sewer Connection

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

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 Status: UNSUBMITTED
 Certified Date : N/A

31. Vendor Name	Mostert, Manzanero & Scott, LLP	Address Line1	4 Associate Drive
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ONEONTA
Award Date	10/31/2024	State	NY
End Date	12/31/2025	Postal Code	13820
Fair Market Value		Plus 4	
Amount	\$10,700.00	Province/Region	
Amount Expended For Fiscal Year	\$10,700.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Audit of the 2024 Financial Statements

32. Vendor Name	NYS & Local Employees Retirement	Address Line1	110 State Street
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	ALBANY
Award Date		State	NY
End Date		Postal Code	12244
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$139,937.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Retirement

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 02/27/2026
Status: UNSUBMITTED
Certified Date : N/A

33. Vendor Name	NYS Economic Development Council	Address Line1	111 Washington Avenue
Type of Procurement	Other	Address Line2	4th Floor
Award Process	Non Contract Procurement/Purchase Order	City	ALBANY
Award Date		State	NY
End Date		Postal Code	12210
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$13,640.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Memberships / Sponsorships / Event Registrations

34. Vendor Name	National Grid	Address Line1	PO Box 371376
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	PITTSBURGH
Award Date		State	PA
End Date		Postal Code	15250
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$5,189.59	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Electric Services

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

 Run Date: 02/27/2026
 Status: UNSUBMITTED
 Certified Date : N/A

35. Vendor Name	National Grid	Address Line1	PO Box 29805
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	NEW YORK
Award Date	2/6/2025	State	NY
End Date		Postal Code	10087
Fair Market Value	\$719,778.04	Plus 4	
Amount	\$719,778.04	Province/Region	
Amount Expended For Fiscal Year	\$719,778.04	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Construction of 115KV Transmission Line Extension to Edwards Facility.

36. Vendor Name	National Grid	Address Line1	PO Box 29805
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	NEW YORK
Award Date	2/6/2025	State	NY
End Date		Postal Code	10087
Fair Market Value	\$500,000.00	Plus 4	
Amount	\$500,000.00	Province/Region	
Amount Expended For Fiscal Year	\$500,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Construction of 115KV Transmission Line Extension to Edwards Facility.

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 02/27/2026
Status: UNSUBMITTED
Certified Date : N/A

37. Vendor Name	National Grid	Address Line1	PO Box 29805
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	NEW YORK
Award Date	2/6/2025	State	NY
End Date		Postal Code	10087
Fair Market Value	\$205,814.00	Plus 4	
Amount	\$205,814.00	Province/Region	
Amount Expended For Fiscal Year	\$205,814.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Temporary Tap to Line 112 to Provide Edwards Facility with Power.

38. Vendor Name	National Grid	Address Line1	PO Box 29805
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	NEW YORK
Award Date	8/7/2025	State	NY
End Date		Postal Code	10087
Fair Market Value	\$8,783.50	Plus 4	
Amount	\$8,783.50	Province/Region	
Amount Expended For Fiscal Year	\$8,783.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Design and Construction of Pump Station Temporary Service

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Procurement Report for Genesee County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

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Status: UNSUBMITTED
Certified Date : N/A

39. Vendor Name	New York Power Authority	Address Line1	123 Main Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	WHITE PLAINS
Award Date	9/4/2025	State	NY
End Date		Postal Code	10601
Fair Market Value	\$750,000.00	Plus 4	
Amount	\$750,000.00	Province/Region	
Amount Expended For Fiscal Year	\$750,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP - Second Amendment to a Cost Reimbursement Agreement (CRA) with NYPA for Review of Design and Engineering for Construction of Substation: Includes 9/4/25 and 10/30/25 Board Approvals

40. Vendor Name	New York Power Authority	Address Line1	123 Main Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	WHITE PLAINS
Award Date	3/27/2025	State	NY
End Date		Postal Code	10601
Fair Market Value	\$500,000.00	Plus 4	
Amount	\$500,000.00	Province/Region	
Amount Expended For Fiscal Year	\$500,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP - First Amendment to a Cost Reimbursement Agreement (CRA) with NYPA for Review of Design and Engineering for Construction of Substation.

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41. Vendor Name	NextEra Energy Transmission Investments	Address Line1	700 Universe Blvd
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	JUNO BEACH
Award Date	9/4/2025	State	FL
End Date		Postal Code	33408
Fair Market Value	\$200,000.00	Plus 4	
Amount	\$200,000.00	Province/Region	
Amount Expended For Fiscal Year	\$200,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP - Cost Reimbursement Agreement for Remote End Coordination and Relay Settings at Dysinger Station

42. Vendor Name	Niagara County Water District	Address Line1	5450 Ernest Road
Type of Procurement	Consulting Services	Address Line2	PO Box 315
Award Process	Authority Contract - Non-Competitive Bid	City	LOCKPORT
Award Date	4/26/2019	State	NY
End Date		Postal Code	14095
Fair Market Value	\$3,115,852.00	Plus 4	
Amount	\$3,115,852.00	Province/Region	
Amount Expended For Fiscal Year	\$50,700.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Engineering & Legal Services; Includes 10/29/20, 12/3/20 & 10/6/22 Contract Amendments

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Procurement Report for Genesee County Industrial Development Agency

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43. Vendor Name	Oconnell Electric Co. Inc.	Address Line1	PO Box 8000
Type of Procurement	Design and Construction/Maintenance	Address Line2	Dept 342
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	10/31/2024	State	NY
End Date		Postal Code	14267
Fair Market Value	\$30,999,015.00	Plus 4	
Amount	\$30,999,015.00	Province/Region	
Amount Expended For Fiscal Year	\$16,229,477.66	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: 345/115KV Substation Construction

44. Vendor Name	Oconnell Electric Co. Inc.	Address Line1	PO Box 8000
Type of Procurement	Design and Construction/Maintenance	Address Line2	Dept 342
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	6/6/2024	State	NY
End Date		Postal Code	14267
Fair Market Value	\$4,677,750.00	Plus 4	
Amount	\$4,677,750.00	Province/Region	
Amount Expended For Fiscal Year	\$4,477,984.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Design, Engineering, Review of High Side of Substation; Site Work & Installation for the Control House; Includes 7/11/24 Amendment

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45. Vendor Name	Oconnell Electric Co. Inc.	Address Line1	PO Box 8000
Type of Procurement	Design and Construction/Maintenance	Address Line2	Dept 342
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	7/11/2024	State	NY
End Date		Postal Code	14267
Fair Market Value	\$1,598,810.00	Plus 4	
Amount	\$1,598,810.00	Province/Region	
Amount Expended For Fiscal Year	\$397,629.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Build Out of 115kv Bay in Substation to Service Edwards

46. Vendor Name	Ostroff Associates, Inc.	Address Line1	150 State Street
Type of Procurement	Other Professional Services	Address Line2	Suite 301
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	1/16/2025	State	NY
End Date		Postal Code	12207
Fair Market Value	\$60,200.00	Plus 4	
Amount	\$60,200.00	Province/Region	
Amount Expended For Fiscal Year	\$55,200.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	2025 Government Relations Services

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Procurement Report for Genesee County Industrial Development Agency

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47. Vendor Name	Phillips Lytle LLP	Address Line1	125 Main Street
Type of Procurement	Legal Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	7/1/2021	State	NY
End Date	12/31/2026	Postal Code	14203
Fair Market Value	\$1,983,000.00	Plus 4	
Amount	\$1,983,000.00	Province/Region	
Amount Expended For Fiscal Year	\$555,917.85	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Tech Team Support for Various Review & Approval Processes; Includes 1/13/22, 10/6/22, 2/2/23, 6/29/23, 6/6/24 & 6/5/25 Contract Amendments.

48. Vendor Name	Phillips Lytle LLP	Address Line1	125 Main Street
Type of Procurement	Legal Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	1/16/2025	State	NY
End Date		Postal Code	14203
Fair Market Value	\$136,533.48	Plus 4	
Amount	\$136,533.48	Province/Region	
Amount Expended For Fiscal Year	\$136,533.48	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Data Center Project Evaluation - Project Double Reed; Includes 3/27/25 Amendment

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Procurement Report for Genesee County Industrial Development Agency

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49. Vendor Name	Phillips Lytle LLP	Address Line1	125 Main Street
Type of Procurement	Legal Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	1/16/2025	State	NY
End Date		Postal Code	14203
Fair Market Value	\$53,578.40	Plus 4	
Amount	\$53,578.40	Province/Region	
Amount Expended For Fiscal Year	\$53,578.40	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Data Center Project Evaluation - Project Rampart; Includes 3/27/25 Amendment

50. Vendor Name	Phillips Lytle LLP	Address Line1	125 Main Street
Type of Procurement	Legal Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	1/16/2025	State	NY
End Date		Postal Code	14203
Fair Market Value	\$49,705.90	Plus 4	
Amount	\$49,705.90	Province/Region	
Amount Expended For Fiscal Year	\$49,705.90	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Data Center Project Evaluation - Project Hydroscale; Includes 3/27/25 Amendment

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Procurement Report for Genesee County Industrial Development Agency
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51. Vendor Name	Phillips Lytle LLP	Address Line1	125 Main Street
Type of Procurement	Legal Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	3/30/2023	State	NY
End Date		Postal Code	14203
Fair Market Value	\$35,000.00	Plus 4	
Amount	\$35,000.00	Province/Region	
Amount Expended For Fiscal Year	\$1,286.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Formation of Business Park Association

52. Vendor Name	Phillips Lytle LLP	Address Line1	125 Main Street
Type of Procurement	Legal Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	10/31/2024	State	NY
End Date		Postal Code	14203
Fair Market Value	\$10,000.00	Plus 4	
Amount	\$10,000.00	Province/Region	
Amount Expended For Fiscal Year	\$10,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	FOIL Services Related to STAMP

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53. Vendor Name	Public Policy Institute of NY, Inc.	Address Line1	12 Corporate Wood Blvd
Type of Procurement	Other	Address Line2	Suite 17
Award Process	Non Contract Procurement/Purchase Order	City	ALBANY
Award Date		State	NY
End Date		Postal Code	12211
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$5,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Economic Blueprint / Competitiveness Report

54. Vendor Name	Rochester Gas & Electric Corp.	Address Line1	18 Link Drive
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BINGHAMTON
Award Date	5/1/2025	State	NY
End Date		Postal Code	13902
Fair Market Value	\$150,000.00	Plus 4	
Amount	\$150,000.00	Province/Region	
Amount Expended For Fiscal Year	\$150,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Facilities Study Agreement for NYISO Study Q1484

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55. Vendor Name	Selective Insurance	Address Line1	P.O. Box 371468
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	PITTSBURGH
Award Date	12/5/2024	State	PA
End Date	1/1/2026	Postal Code	15250
Fair Market Value		Plus 4	
Amount	\$78,059.76	Province/Region	
Amount Expended For Fiscal Year	\$78,059.76	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Business & Workers Compensation Insurance (1/1/25 - 1/1/26)

56. Vendor Name	Sheila Eigenbrod	Address Line1	210 Wyoming Street
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	WARSAW
Award Date	12/5/2024	State	NY
End Date	12/31/2025	Postal Code	14569
Fair Market Value	\$35,000.00	Plus 4	
Amount	\$35,000.00	Province/Region	
Amount Expended For Fiscal Year	\$33,825.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Workforce Development Consultant -2025

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57. Vendor Name	Sheila Eigenbrod	Address Line1	210 Wyoming Street
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	WARSAW
Award Date	12/7/2023	State	NY
End Date	12/31/2024	Postal Code	14569
Fair Market Value	\$29,800.00	Plus 4	
Amount	\$29,800.00	Province/Region	
Amount Expended For Fiscal Year	\$5,200.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Workforce Development Consultant -2024

58. Vendor Name	Tompkins Insurance Agencies, Inc.	Address Line1	90 Main Street
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BATAVIA
Award Date	12/5/2024	State	NY
End Date	1/1/2026	Postal Code	14020
Fair Market Value		Plus 4	
Amount	\$23,100.50	Province/Region	
Amount Expended For Fiscal Year	\$23,100.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Umbrella Insurance (1/1/25 - 1/1/26)

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59. Vendor Name	Town of Alabama	Address Line1	2218 Judge Road
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	OAKFIELD
Award Date		State	NY
End Date		Postal Code	14125
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$1,175.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	STAMP: Compensation for Permanent Easements

60. Vendor Name	Town of Alabama	Address Line1	2218 Judge Road
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	OAKFIELD
Award Date	3/7/2024	State	NY
End Date	12/31/2024	Postal Code	14125
Fair Market Value	\$7,995.00	Plus 4	
Amount	\$7,995.00	Province/Region	
Amount Expended For Fiscal Year	\$7,995.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	2024 Mowing at STAMP - Stormwater Ponds & Substation

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61. Vendor Name	Town of Alabama	Address Line1	2218 Judge Road
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	OAKFIELD
Award Date	10/30/2025	State	NY
End Date	12/31/2025	Postal Code	14125
Fair Market Value	\$7,995.00	Plus 4	
Amount	\$7,995.00	Province/Region	
Amount Expended For Fiscal Year	\$7,995.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	2025 Mowing at STAMP - Stormwater Ponds & Substation

62. Vendor Name	Town of Alabama	Address Line1	2218 Judge Road
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	OAKFIELD
Award Date	3/27/2025	State	NY
End Date		Postal Code	14125
Fair Market Value	\$7,452.25	Plus 4	
Amount	\$7,452.25	Province/Region	
Amount Expended For Fiscal Year	\$7,452.25	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Reimbursement for Engineering & Legal costs related to STAMP

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63. Vendor Name	Town of Alabama	Address Line1	2218 Judge Road
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	OAKFIELD
Award Date	7/10/2025	State	NY
End Date		Postal Code	14125
Fair Market Value	\$7,242.92	Plus 4	
Amount	\$7,242.92	Province/Region	
Amount Expended For Fiscal Year	\$7,242.92	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Reimbursement for Engineering & Legal costs related to STAMP

64. Vendor Name	Town of Alabama	Address Line1	2218 Judge Road
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	OAKFIELD
Award Date	10/30/2025	State	NY
End Date		Postal Code	14125
Fair Market Value	\$875.00	Plus 4	
Amount	\$875.00	Province/Region	
Amount Expended For Fiscal Year	\$875.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Reimbursement for Engineering & Legal costs related to STAMP

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65.	Vendor Name	Travelers	Address Line1	P.O. Box 660317
	Type of Procurement	Other	Address Line2	
	Award Process	Authority Contract - Competitive Bid	City	DALLAS
	Award Date	2/6/2025	State	TX
	End Date	2/23/2026	Postal Code	75266
	Fair Market Value		Plus 4	
	Amount	\$7,817.00	Province/Region	
	Amount Expended For Fiscal Year	\$7,817.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Cyber Insurance (2/23/25 - 2/23/26)

66.	Vendor Name	Travelers	Address Line1	P.O. Box 660317
	Type of Procurement	Other	Address Line2	
	Award Process	Authority Contract - Non-Competitive Bid	City	DALLAS
	Award Date	5/21/2025	State	TX
	End Date	5/21/2026	Postal Code	75266
	Fair Market Value	\$657.00	Plus 4	
	Amount	\$657.00	Province/Region	
	Amount Expended For Fiscal Year	\$657.00	Country	United States
	Explain why the Fair Market Value is Less than the Amount		Procurement Description	Crime Insurance (5/21/25 - 5/21/26)

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67. Vendor Name	Univera Healthcare	Address Line1	PO Box 5266
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BINGHAMTON
Award Date	1/1/2025	State	NY
End Date	12/31/2025	Postal Code	13902
Fair Market Value		Plus 4	5266
Amount	\$129,261.43	Province/Region	
Amount Expended For Fiscal Year	\$129,261.43	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Group Health Insurance - 2025

68. Vendor Name	Village of Oakfield	Address Line1	37 Main Street
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	OAKFIELD
Award Date	1/16/2025	State	NY
End Date		Postal Code	14125
Fair Market Value	\$12,532.50	Plus 4	
Amount	\$12,532.50	Province/Region	
Amount Expended For Fiscal Year	\$12,532.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Reimbursement for Engineering costs related to STAMP

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69. Vendor Name	Western Regional Off-Track Betting	Address Line1	8315 Park Road
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BATAVIA
Award Date	3/11/2025	State	NY
End Date		Postal Code	14020
Fair Market Value	\$6,900.00	Plus 4	
Amount	\$6,900.00	Province/Region	
Amount Expended For Fiscal Year	\$6,900.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Annual Meeting: Offset by Ticket Sales

70. Vendor Name	Will's Carpet One	Address Line1	651 East Main Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BATAVIA
Award Date	10/30/2025	State	NY
End Date		Postal Code	14020
Fair Market Value		Plus 4	
Amount	\$18,000.00	Province/Region	
Amount Expended For Fiscal Year	\$9,223.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Carpet Replacement

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71. Vendor Name	e3communications	Address Line1	551 Franklin Street
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	12/7/2023	State	NY
End Date	12/31/2024	Postal Code	14202
Fair Market Value	\$24,000.00	Plus 4	
Amount	\$24,000.00	Province/Region	
Amount Expended For Fiscal Year	\$2,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Public Relations / STAMP Marketing - 2024

72. Vendor Name	e3communications	Address Line1	551 Franklin Street
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	12/5/2024	State	NY
End Date	12/31/2025	Postal Code	14202
Fair Market Value	\$24,000.00	Plus 4	
Amount	\$24,000.00	Province/Region	
Amount Expended For Fiscal Year	\$22,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Public Relations / GCEDC Marketing - 2025

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73. Vendor Name	e3communications	Address Line1	551 Franklin Street
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	12/5/2024	State	NY
End Date	12/31/2025	Postal Code	14202
Fair Market Value	\$24,000.00	Plus 4	
Amount	\$24,000.00	Province/Region	
Amount Expended For Fiscal Year	\$22,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Public Relations / STAMP Marketing - 2025

74. Vendor Name	e3communications	Address Line1	551 Franklin Street
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	12/7/2023	State	NY
End Date	12/31/2024	Postal Code	14202
Fair Market Value	\$24,000.00	Plus 4	
Amount	\$24,000.00	Province/Region	
Amount Expended For Fiscal Year	\$2,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Public Relations / GCEDC Marketing - 2024

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Status: UNSUBMITTED

Certified Date : N/A

Additional Comments

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Authority Self-Evaluation of Prior Year Performance

Local Public Authority Name: Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center (GCEDC)

2025 Measurements and results:

1. Secure capital / business investment commitments of \$49.8 million (not including any project over \$50 million in capital investment).
 - a. 2025 result was \$66.2 million (the total for the year was \$411 million if the over \$50 million in capital investments, Excelsior Energy Center, are included).
2. Secure pledges to create 93 jobs.
 - a. 2025 result was 19 pledged jobs to be created (the total for the year was 22 if the over \$50 million in capital investments, Excelsior Energy Center, are included).
3. Achieve the GCEDC 2025 budget from a bottom-line financial operation performance (EBITDA) standpoint.
 - a. The GCEDC will exceed the 2025 operating budget from a bottom-line standpoint. For the Operating Fund, recognized Project Origination Fee Revenue exceeded the budgeted amount. The GCEDC recognized \$5,075,475 in Project Origination Fee Revenue as compared to the \$450,000 budgeted for 2025.
4. Continue an active outreach campaign. Continue engagements with state, federal, regional, local and educational partners focused on advancing the GCEDC's development strategy enabling local/regional economic growth and quality job opportunities for our residents and children.
 - a. The GCEDC continued to share various economic development topics with federal, state and local government officials and staff through direct communication and participation with civic, government and private sector entities.
 - i. Federal:
 - The GCEDC communicated on the progress of infrastructure construction, permitting and approvals to advance active and future projects at STAMP and across Genesee County.
 - ii. State/Regional:
 - The GCEDC communicated on the progress of infrastructure construction, permitting and approvals to advance active and future projects at STAMP and across Genesee County.
 - The GCEDC coordinated state and local support enabling investments by companies including Edwards Genesee at STAMP, Oxbo at Apple Tree Acres and other projects in Genesee County.

- The GCEDC supported for the regional initiatives and sales and marketing outreach led by Greater Rochester Enterprise (GRE) and Invest Buffalo Niagara (IBN). The GCEDC's President and CEO serves on the board of directors of both organizations.
- The GCEDC's President and CEO serves on Finger Lakes Regional Economic Development Council (FLREDC). Several members of the GCEDC staff also serve on workgroups for the FLREDC.

iii. Local (County, City, Towns):

- The GCEDC communicated on the progress of infrastructure construction, permitting and approvals to advance active and future projects at STAMP and across Genesee County.
- The GCEDC communicated on projects under consideration for GCEDC board approvals with municipalities throughout the board review and approval process.
- The GCEDC engaged with municipalities to identify properties with appropriate zoning, utilities and local support for future manufacturing or residential development. Supported municipal funding requests for infrastructure improvements to support manufacturing and residential developments.
- The GCEDC participated in municipal board meetings and discussions on potential projects and long-term developments. This includes participation in Genesee County's Comprehensive Plan update process.
- The GCEDC's staff also participate on many community boards relevant to economic development, business, and community development across the County.

iv. Educational Institutions

- Supported efforts to grow workforce training participation and career readiness by the Genesee County Job Development Bureau, Genesee County Youth Bureau, GLOW Workforce Development Board, Genesee Valley BOCES, Genesee Community College, The BEST Center, Genesee County Business Education Alliance, K-12 schools and educators, and regional institutions.
- Coordinated participation with local employers in programs including GLOW With Your Hands, Genesee Valley Pre-Apprenticeship Program, Finger Lakes Youth Apprenticeship Program, ACT WorkKeys, and K-12 STEM programs. This provides active and future employers with a skilled, growing and connected workforce.

5. Continue site development activities at the tech and industrial parks which facilitates achievement of our jobs and investment goals. Initiate environmental scan for potential next generation shovel ready park development.

- a. 2025 results for the STAMP site are the deployment of the FAST NY funding through assuming construction of the 345 KV to 115 kV substation and design, engineering and pursuing bids and completed construction of an on-site water storage tank. The GCEDC

also completed the Basis of Design Report for a forcemain to Oakfield wastewater treatment facility, and progressed design and engineering of the Crosby Road rebuild. Edwards Vacuum has completed construction of a 240,000 sq. ft. semiconductor dry pump manufacturing facility scheduled to begin operations in 2026.

6. Continue active participation with the City of Batavia, Batavia Development Corp., County, School districts, Finger Lakes REDC, New York State and related community partners with respect to revitalization activities and projects in the City of Batavia to include development and implementation of the Batavia DRI Strategic Investment Plan. This will include the importance of the development and support of Placemaking activities/housing.
 - a. The GCEDC built on placemaking initiatives including engagement with local stakeholders and project managers including guidance to municipalities for potential residential projects and funding sources. The GCEDC also provided active guidance in the redevelopment of BOA sites at Creek Park and the preparation of City of Batavia's second Downtown Revitalization Initiative application. Partners did not request the extension of the Batavia Pathway to Prosperity.
7. Continue active sales and marketing efforts focused on company attractions, expansions and retentions to achieve our investment and jobs goals and continued focus on economic expansion.
 - a. In 2025, the GCEDC had 12 wins, 807 jobs committed, and \$411 million in capital investment committed. The results exceeded the GCEDC's goals. The GCEDC had 11 company attraction projects which included expansions by HP Hood, LLC, Apple Tree Acres, LLC and 9 Lent Avenue, LLC. Outreach to existing businesses and outside companies continued to be robust. The GCEDC sales and business development team responded to 85 leads in 2025. 2 of those leads (9 Lent Avenue, LLC and Apple Tree Acres, LLC) were converted to projects and were approved for incentives/funding support from either the boards of GCEDC/GGLDC/GCFC and/or New York State.
8. Continue workforce development activities with our education partners focused on worker pipeline enhancement enabling growth by our existing base of businesses and supporting company attractions to the community/region.
 - a. The GCEDC focused on inspiring, preparing, and supporting our emerging workforce through partnerships with workforce, education and private-sector partners and continued development of student and family-focused communications.
 - The GCEDC participated in coordinating GLOW With Your Hands events that connected students with careers, training programs and employers in manufacturing, agribusiness, skilled trades and healthcare. 1,800+ students participated in these programs in 2025.
 - The GCEDC participated in coordinating business and student participation in pre-apprenticeships and youth apprentices led by the Rochester Technology Manufacturers Association (RTMA) and Genesee Valley BOCES. 40+ students participated in these programs in 2025, with students gaining job shadows and paid internships during high school, and 960 hours of mechatronics lab training and 1,000 hours of on-the-job training during a six-week bootcamp.

- The GCEDC participated in coordinating the launch of an ACT WorkKeys assessment center at Genesee Valley BOCES. Genesee County has achieved the first of four goals required for designation as an ACT Work Ready Community.
- The GCEDC supported STEM and skilled trades programs at K-12 schools and coordinated with schools and educators to provide activities aligned with careers at active and future employers.
- The GCEDC secured \$53,000 of private-sector funding to support workforce development programs through the Genesee County Premier Workforce Membership Program.
- The GCEDC communicates with students and families through programs like the High School Gameday on-site and live-streamed events with WBTA, the creation and distribution of the Genesee County Career Roadmap. Coach's Corner columns in the local media and Coach SwazZ social media content promote workforce development programs and local careers.
- The GCEDC communicates on the investments and participation in workforce training programs with active and future employers. The workforce pipeline in in-demand careers is an asset in outreach to companies considering projects at STAMP and across Genesee County.

9. Implement the strategic planning process with board and staff participation

- a. The GCEDC has participated in ongoing discussions regarding the agency's strategic planning initiatives.

Mission Statement and Measurement Report

Local Public Authority Name: Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center (GCEDC)

Fiscal Year: January 1, 2026 – December 31, 2026

Enabling Legislation (enables Local Public Authority Mission Statement): Industrial development agencies (“IDAs”) are formed under Article 18-A of New York State General Municipal Law, as public benefit corporations. IDAs were created to actively promote, encourage, attract and develop job and recreational opportunities and economically-sound commerce and industry in cities, towns, villages and counties throughout New York State (the “State”). IDAs are empowered to provide financial assistance to private entities through tax incentives in order to promote the economic welfare, prosperity and recreational opportunities for residents of a municipality (“Benefited Municipality”).

Mission Statement: The GCEDC is the primary economic development agency in Genesee County, NY. The GCEDC’s mission is to facilitate local economic growth and development which fosters investment and job creation for the benefit of our residents and children. We do this by offering financial assistance, real estate solutions, workforce development programming and placemaking options in order to build back local and regional manufacturing and by supporting the continued growth and success of our local businesses all across Genesee County.

2026 Measurements:

1. Secure capital / business investment commitments of \$51.36 million (not including any project over \$50 million in capital investment).
2. Secure pledges to create 93 jobs.
3. Achieve the GCEDC 2026 budget from a bottom-line financial operation performance standpoint.
4. Continue an active outreach campaign. Continue engagements with state, federal, regional, local, and educational partners focused on advancing the GCEDC’s development strategy enabling local/regional economic growth and quality job opportunities for our residents and children.
5. Continue site development activities at the tech and industrial parks which facilitates achievement of our jobs and investment goals. Initiate environmental scan for potential next generation shovel ready park development.
6. Continue active participation with local, regional, and state partners with respect to community revitalization, and the development and support of placemaking and housing.
7. Continue active sales and marketing efforts focused on company attractions, expansions, and retentions to achieve our investment and jobs goals and continued focus on economic expansion.
8. Continue workforce development activities with our education partners focused on worker pipeline enhancement enabling growth by our existing base of businesses and supporting company attractions to the community/region.
9. Implement the strategic planning process with board and staff participation.

Authority Stakeholder(s): Genesee County Legislature

Authority Beneficiaries: The residents and taxing jurisdictions of Genesee County

Authority Customers: The Business Community of Genesee County

Authority self-evaluation of prior year performance (based upon established measurements): To Be provided by March 31, 2027 related to 2026 performance.

Governance Certification:

1. Have the board members acknowledged that they have read and understood the mission of the public authority?

Board of Directors Response: Yes

2. Who has the power to appoint management of the public authority?

Board of Directors Response: The Board of Directors

3. If the Board appoints management, do you have a policy you follow when appointing the management of the public authority.

Board of Directors Response: The Board has not adopted a final, written policy; however, the Board follows the prudent and reasonable past practice of appointing responsible individuals.

4. Briefly describe the role of the Board and the role of management in the implementation of the mission.

Board of Directors Response: The role of the Board regarding the implementation of the public authority's mission is to provide strategic input, guidance, oversight, mission authorization, policy setting and validation of the authority's mission, measurements and results. The role of management is to collaborate with the Board in strategy development / strategy authorization and to implement established programs, processes, activities and policies to achieve the public authority's mission.

5. Has the Board acknowledged that they have read and understood the response to each of these questions?

Board of Directors Response: Yes

Change order from O'Connell for substation construction

Discussion: The GCEDC has a contract with O'Connell Electric for construction of the substation at STAMP. They have submitted three change orders all of which are related to NYPA changes, one is a change after construction was completed. These increases result in the overall amount exceeding the \$1,000,000 contingency line item in the original contract causing an increase to the contract amount of \$869,415.

Fund Commitment: \$869,415 to be covered under the \$56 million.

Committee Action request: Recommend approval of the three change orders.

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CO #	GCEDC Allowance	Pending	Approved date	Allowance
				\$ 1,000,000.00
1	NG DFR Wiring		10/2/2025	\$ 72,909.00
2	Control Cable		10/2/2025	\$ 437,093.00
3	Incremental Tariff		11/6/2025	\$ 450.00
4	NYPA JMUX & Relay		12/23/2025	\$ 59,576.00
5	NG Telecom Changes		1/8/2026	\$ 159,370.00
6	Battery System (Need new cable to feed Chargers)	\$ 274,732.00		\$ 274,732.00
7	CPSM	\$ 327,541.00		\$ 327,541.00
8	PVC Coated RMC into Cable Trench	\$ 537,744.00		\$ 537,744.00
9				
	Remaining Balance			\$ (869,415.00)

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February 26, 2026

Genesee County Economic Development Ctr

Mark A. Masse, CPA

Re: STAMP Substation Change Order #8 PVC Coated RMC Into Cable Trench

Dear Mark

On November 10, 2025, after all the conduits were installed into the sides of the Primary Cable Trench, NYPA expressed concerns over the depth of the conduits entering the cable trench, concerning they would be crushed by a piece of heavy equipment, as well as a concern if the cable trench still maintained its H20 vehicle rating after the conduits had been installed in the sides.

This installation of the conduits, PVC conduit, and the cable trench, Oldcastle Plastibenton Model T3020, was installed as shown on the IFC, PE Stamped drawings that we received from the Engineer of Record (EOR) Black and Veatch (B&V). In addition to above, the installation was identical to how it was installed in the National Grid 115KV portion of the yard earlier in the project.

After NYPA voiced their concerns, we reached out to B&V and Oldcastle for clarification to confirm that we met the standards and that the material ratings were sufficient. After several rounds of email communication and Teams calls with B&V, Oldcastle, O'Connell and NYPA, discussing the design and the calculations show the installation meets the specifications. NYPA not convinced of the findings and requested a different solution. It was suggested to encase the PVC conduits entering the side of the cable trench to keep future equipment from crushing the conduits. NYPA still had concerns with the conduits snapping off at the cable trench and requested the conduits that are encased in concrete be PVC Coated Rigid Metal Conduit.

Scope of Work:

Primary Cable Trench

- Excavate to uncover previously installed conduits to the cable trench
- There is a total of 83 total locations that need to be reworked.
- Clean up and remove any unsuitable subsoils underneath the previously installed conduits prior to OCE installing new PVC Coated Rigid conduit nipples and sweep elbows.
 - Cut back conduit and rework with PVC Coated rigid conduit nipples and sweep elbows.
 - Install new grounding bushing to the new elbows and connect to the ground grid system
- Form and pour concrete around newly installed conduit nipples and sweep elbows per detail 19E-404
- Strip form work after completion.
- Relocate spoils generated from work to spoil area and stabilize.

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Secondary Cable Trench

- Install new PVC Coated Rigid, conduit nipples and sweep elbows.

Excavation / Concrete	\$ 342,172
Material	\$ 51,063
Labor	\$ 55,111
Equipment – General Expenses	\$ 6,960
OCE Management	\$ 18,938
OCE OH, M/U, Bond	\$ 63,500
Total	\$ 537,744

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February 26, 2026

Genesee County Economic Development Ctr

Mark A. Masse, CPA

Re: STAMP Substation Change Order #7 NYPA STAMP CPSM and Communications Change Order

Dear Mark

During a meeting on 8/14/2025 with NYPA, scope was added for the implementation of a Continuous Protection System Monitoring (CPSM). This scoping was still being developed by NYPA and ECI. Through subsequent meetings, RFIs, and submittals, this scoping became defined and is described below.

Scope will add and implement an additional SEL RTAC SEL-3555 data concentrator that will be utilized for Continuous Protection System Monitoring (CPSM). This CPSM RTAC will be used where necessary to compare real-time values (status and analog) measured from both the primary and secondary protective relay line-ups of the Substation protection relays to make sure that they are within configured tolerances as defined in NYPA Design Standard DS-00100 Rev 1 in compliance with NERC PRC-005-2. This RTAC data concentrator will be configured with a local HMI (based on an approved "go-by" provided), that will display the real-time status and analogs (where applicable). As well as monitoring the status and analogs from these protective relays, they will also monitor the health of each device. In addition to displaying the health and measurements on the local HMI, these values will be sent from the CPSM RTAC to both substation RTACs 1A and 1B which will subsequently send this data to the NYPA SCADA System.

The CPSM RTAC will obtain the necessary data points from the connected substation IEDs using the same network connections as substation RTAC-1A and 1B.

BV to provide Engineering design for the following:

• STAMP Substation

- Connect SEL-3555 RTAC with HMI option to both LAN A and LAN B switches at the STAMP substation. Existing GPS clock will provide the time signal to the CPSM RTAC.
- The CPSM RTAC will be connected via the existing substation KVM switch to the existing keyboard, monitor and mouse that will be used by the substation RTACs 1A and 1B to enable access to its HMI on the same display.
- Create a new point list with the required data points from the connected IEDs from both the primary and secondary protective relay lineup.
- Implement custom SCADA logic of structured text, within both RTACs 1A and 1B to provide capacity for CPSM Points.
- Update the necessary existing drawings and create new as required to reflect the changes made for this implementation.
- Compile and generate points list for data from connected protective relays that will
- correspond with the updated system, including:
 - Engineering work for point list generation and verification.
 - Engineering work to design and compile compare logic necessary for the implementation
 - NYPA review and approval of points list and logic where necessary.

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- Points are only from the substation protection relays that are mapped to SCADA RTACs and not from the Asset Health network system. Any Asset Health RTAC data is not included.
 - BV not to provide any updates to any configurations outside of the STAMP substation in relation to the addition of the CPSM RTAC. This will be provided by others.
 - Design will utilize existing AC and DC Panelboards.
 - Implemented communication protocol is assumed to be DNP 3.0/DNP IP.
 - NYPA to provide graphic design input with point name and Alarm naming assignments as required.
 - NYPA to provide coordination for the points/alarms that require being sent to SCADA (ECC/EECC) from CPSM RTAC via the substation RTACs 1A and 1B.
 - Implementation & testing: Database, Logic, and Graphic input to be provided by NYPA.
 - Submittal packages include (1) one review cycle of each: 60%, 90%, IFC. Additional submittals and review cycles will incur additional cost.
- Add (2) SEL Security Gateways and develop port configurations, protocols, and related settings.
 - Add (3) Cisco Ethernet Switches and develop port configurations, protocols, and related settings.
 - Add (1) Nokia 1830 and implement into Communication Architecture.
 - Engineer, draft and review an estimated 40 drawings
 - This Change Order will result in deliverable delays to RTACs 1A and 1B due to the addition of structured text.

**NYPA CPSM And Communications
Breakdown**

B&V Engineering	\$ 186,610
Materials	\$ 41,194
Labor	\$ 39,891
OCE Management	\$ 16,697
OCE OH, M/U, Bond	\$ 43,149
Total	\$ 327,541

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February 26, 2026

Genesee County Economic Development Ctr
Mark A. Masse, CPA
Re: STAMP Substation Change Order #6 NYPA Battery Systems Upgrade

Dear Mark

On January 13, 2026, Black and Veatch notified O'Connell that the NYPA Control House Battery Systems needed to be upsized.

Appendix A has the tables from 2023 and 2025 which show the difference in the equipment supplied. The biggest differences are in the miscellaneous section. Here we added DFR, RTU, and the asset health monitoring from the 60% resubmittal at the start of 2025. The breaker and transformer loads weren't included before, likely due to the vendor prints not available to accurately account for that need.

When did the load exceed the original equipment calculation?

- The original DC load summary dated **April 21, 2023** showed a **Grand Total (continuous + 10% future) of 56.10 A at 7,013 W**.
- The updated resubmittal dated **December 12, 2025** shows a **Grand Total of 70.89 A at 8,861 W**—an increase of **+14.78 A (+26%)** versus 2023. This is the point at which the NYPA additions pushed the load beyond the original battery plant sizing.

What changed and why did the battery need to grow?

- **Miscellaneous/Station Services** increased from **36.74 A to 48.56 A (+11.82 A, +32%)**. This is where most of the new NYPA scope landed (DFR/RTU functions, networking, and asset-health monitoring).
- **Continuous load** overall rose from **51.00 A to 64.44 A (+13.44 A, +26%)**, which directly impacts battery amp-hour sizing to meet the required autonomy.

Breakdown of key additions driving the increase (2025 vs. 2023):

- **More computing/recording for DFR/RTU functions**
 - SEL-3555 increased from **2 to 4 units (+480 W, +3.84 A)**.
 - SEL-2440 increased from **6 to 10 units (+80 W, +0.64 A)**.
 - SEL-2488 (time source) increased from **1 to 2 (+45 W, +0.36 A)**.
 - USI 9000 128 DI cards increased from **4 to 5 (+32 W, +0.256 A)**.
- **Networking/communications expansion**
 - Cisco IE 9300 switches increased from **6 to 11 (+305 W, +2.44 A)**.
 - New devices added: **Juniper SRX340 (+122 W, +0.976 A)**, **SEL-3610 (+40 W, +0.32 A)**, **Nokia 7705 SAR-8 (+190 W, +1.52 A)**, **Nexus 1272 meters (+24 W, +0.192 A)**.
- **Asset health monitoring & autotransformer/breaker auxiliary loads (new in 2025)**
 - **Transformer fan controls (+1,000 W, +8.0 A)**, **transformer gas sensors (+1,000 W, +8.0 A)**, **transformer temperature monitors (+30 W, +0.24 A)**, **SEL-2414 transformer I/O**

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(+30 W, +0.24 A), and SEL-2411 breaker I/O (+250 W, +2.0 A). Together these asset-health additions account for ~18.48 A of new continuous DC load.

Note: Some telecom items decreased (e.g., Nokia 1830 PSS-8 changed from 2,400 W to 960 W, and Nokia 1665 DMX was replaced by 7705 SAR-8), but these reductions were more than offset by the additions above.

Why this necessitates a larger battery:

- Battery capacity is sized on **total DC amps** times the required **autonomy** (with design margins and temperature derates). Moving from **56.10 A** to **70.89 A** means the battery must carry **+14.78 A** more current continuously. For reference, that translates to roughly **+118 Ah** additional capacity for an **8-hour** autonomy (or **~+59 Ah** for **4 hours**), before applying derating factors.
- Without increasing the battery string size, the plant would no longer meet NYPA's required hold-up time under the updated continuous load profile.

Why weren't breaker and transformer loads included earlier?

- The 2023 calculation appears to have excluded detailed auxiliary and condition-monitoring loads. The most likely reason is that vendor prints and final device selections were not yet available; once those were received for the 60% resubmittal, the additional loads (fans, sensors, I/O modules) were added to the calculation.

Summary:

- **Grand Total DC load increased ~26%** from **56.10 A** (2023) to **70.89 A** (2025), driven mainly by new NYPA scope for **DFR/RTU**, expanded **networking**, and **asset health monitoring** (including breaker and transformer auxiliary loads). To maintain compliance with the required autonomy, the battery was upsized accordingly.

Battery Supplier/ Installer	\$212,344
Materials	\$7,910
Labor	\$9,180
OCE Management	\$10,513
OCE OH, M/U, Bond	\$34,785
Total	\$274,732

Sincerely,
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Appendix A

DC LOAD SUMMARY

STAMP SUBSTATION SAP XXXXXXXXX

DC LOAD CALCULATION

PREPARED BY : Simon Wu

CHECKED BY: Jason Jones

DATE: 04/21/2023

CONTINUOUS LOADS					
LOADS (CONTINUOUS)	REFERENCE	POWER CONSUMPTION (WATTS)	QTY.	TOTAL (WATTS)	TOTAL (AMPS)

345KV LINE DYSINGER-STAMP 1 DS1					
GE L90	Attachment 03a	45	1	45	0.36
SEL-411L	Attachment 04a	40	1	40	0.32
GE JMUX	Attachment 03b	2.1	1	2.1	0.0168
SEL-751	Attachment 04b	25	3	75	0.6
SEL-451	Attachment 04c	40	2	80	0.64
SEL-2411	Attachment 04j	15	1	15	0.12
Nexus 1450 Meter	Attachment 05	40	1	40	0.32
TOTAL				297.1	2.3768

345KV LINE STAMP-GRAHAM 1 SG1					
GE L90	Attachment 03a	45	1	45	0.36
SEL-411L	Attachment 04a	40	1	40	0.32
GE JMUX	Attachment 03b	2.1	1	2.1	0.0168
SEL-751	Attachment 04b	25	3	75	0.6
SEL-451	Attachment 04c	40	2	80	0.64
Nexus 1450 Meter	Attachment 05	40	1	40	0.32
TOTAL				282.1	2.2568

345KV LINE DYSINGER-STAMP 2 DS2					
GE L90	Attachment 03	45	1	45	0.36
SEL-411L	Attachment 04	40	1	40	0.32
GE JMUX	Attachment 03	2.1	1	2.1	0.0168
SEL-751	Attachment 04	25	3	75	0.6
SEL-451	Attachment 04	40	2	80	0.64
SEL-2411	Attachment 04j	15	1	15	0.12
Nexus 1450 Meter	Attachment 05	40	1	40	0.32
TOTAL				297.1	2.3768

345KV LINE STAMP-BYRON 2 SB2					
GE L90	Attachment 03a	45	1	45	0.36
SEL-411L	Attachment 04a	40	1	40	0.32
GE JMUX	Attachment 03b	2.1	1	2.1	0.0168
SEL-751	Attachment 04b	25	3	75	0.6
SEL-451	Attachment 04c	40	2	80	0.64
Nexus 1450 Meter	Attachment 05	40	1	40	0.32
TOTAL				282.1	2.2568

345KV BUS TIE BT					
GE B90	Attachment 03c	45	1	45	0.36
SEL-487B	Attachment 04d	40	1	40	0.32
TOTAL				85	0.68

345/115KV AUTOTRANSFORMER NO.1 AT1					
GE T60	Attachment 03d	45	1	45	0.36
SEL-487E	Attachment 04e	35	1	35	0.28
GE L90	Attachment 03a	45	1	45	0.36
SEL-411L	Attachment 04a	40	1	40	0.32
SEL-751	Attachment 04b	25	1	25	0.2
SEL-451	Attachment 04c	40	1	40	0.32
Nexus 1450 Meter	Attachment 05	40	1	40	0.32
TOTAL				270	2.16

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345/115KV AUTOTRANSFORMER NO.2 AT2						
GE T60	Attachment 03d	45	1	45	0.36	
SEL-487E	Attachment 04e	35	1	35	0.28	
GE L90	Attachment 03a	45	1	45	0.36	
SEL-411L	Attachment 04a	40	1	40	0.32	
SEL-751	Attachment 04b	25	1	25	0.2	
SEL-451	Attachment 04c	40	1	40	0.32	
Nexus 1450 Meter	Attachment 05	40	1	40	0.32	
				TOTAL	270	2.16

MISCELLANEOUS						
USI 9000 Master Computer & Power Supply*		60	2	120	0.96	
USI 9000 (32 Analog Inputs)*		45.76	2	91.52	0.73216	
USI 9000 (128 Digital Inputs)	Attachment 6	32	4	128	1.024	
SEL-3530	Attachment 4f	30	1	30	0.24	
SEL-3555	Attachment 4g	240	2	480	3.84	
SEL-2440	Attachment 4h	20	6	120	0.96	
SEL-2488	Attachment 4i	45	1	45	0.36	
Cisco IE 9300	Attachment 7	61	6	366	2.928	
Nokia 1830 PSS8	Attachment 9a	1200	2	2400	19.2	
Nokia 1665 DMX	Attachment 9b	700	1	700	5.6	
Lithonia (DC Lighting)*		5.4	4	21.6	0.1728	
Holophane*		45	2	90	0.72	
				TOTAL	4592.12	36.73696

*Assumed values since datasheet is not available or used reference values from other models.

CONTINUOUS LOADS TOTAL	6375.52	51.00416
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FUTURE PROJECT LOADS						
LOADS (CONTINUOUS)		POWER CONSUMPTION (WATTS)	QTY.	TOTAL (WATTS)	TOTAL (AMPS)	
ADDITIONAL 10% LOAD FOR FUTURE EXPANSION		637.552	1	637.552	5.100416	
				FUTURE LOADS TOTAL	637.552	5.100416

GRAND TOTAL - CONTINUOUS & FUTURE LOADS	7013.072	56.10458
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DC LOAD SUMMARY

DATE: 12/12/2025

STAMP SUBSTATION SAP XXXXXXXXX

DC LOAD CALCULATION

PREPARED BY : Chris Deaver

CHECKED BY:

CONTINUOUS LOADS					
LOADS (CONTINUOUS)	REFERENCE	POWER CONSUMPTION (WATTS)	QTY.	TOTAL (WATTS)	TOTAL (AMPS)

345KV LINE DYSINGER-STAMP 1 DS1					
GE L90	Attachment 03a	45	1	45	0.36
SEL-411L	Attachment 04a	40	1	40	0.32
GE JMUX	Attachment 03b	2.1	0	0	0
SEL-751	Attachment 04b	25	4	100	0.8
SEL-451	Attachment 04c	40	2	80	0.64
SEL-2411	Attachment 04j	15	1	15	0.12
Nexus 1450 Meter	Attachment 05a	40	1	40	0.32
TOTAL				320	2.56

345KV LINE STAMP-GRAHAM 1 SG1					
GE L90	Attachment 03a	45	1	45	0.36
SEL-411L	Attachment 04a	40	1	40	0.32
GE JMUX	Attachment 03b	2.1	0	0	0
SEL-751	Attachment 04b	25	4	100	0.8
SEL-451	Attachment 04c	40	2	80	0.64
SEL-2411	Attachment 04j	15	2	30	0.24
Nexus 1450 Meter	Attachment 05a	40	1	40	0.32
TOTAL				335	2.68

345KV LINE DYSINGER-STAMP 2 DS2					
GE L90	Attachment 03	45	1	45	0.36
SEL-411L	Attachment 04	40	1	40	0.32
GE JMUX	Attachment 03	2.1	0	0	0
SEL-751	Attachment 04	25	4	100	0.8
SEL-451	Attachment 04	40	2	80	0.64
SEL-2411	Attachment 04j	15	2	30	0.24
Nexus 1450 Meter	Attachment 05a	40	1	40	0.32
TOTAL				335	2.68

345KV LINE STAMP-BYRON 2 SB2					
GE L90	Attachment 03a	45	1	45	0.36
SEL-411L	Attachment 04a	40	1	40	0.32
GE JMUX	Attachment 03b	2.1	0	0	0
SEL-751	Attachment 04b	25	4	100	0.8
SEL-451	Attachment 04c	40	2	80	0.64
SEL-2411	Attachment 04j	15	1	15	0.12
Nexus 1450 Meter	Attachment 05a	40	1	40	0.32
TOTAL				320	2.56

345KV BUS TIE					
GE B90	Attachment 03c	45	1	45	0.36
SEL-487B	Attachment 04d	40	1	40	0.32
TOTAL				85	0.68

345/115KV AUTOTRANSFORMER NO.1 AT1					
GE T60	Attachment 03d	45	1	45	0.36
SEL-487E	Attachment 04e	35	1	35	0.28
GE L90	Attachment 03a	45	1	45	0.36
SEL-411L	Attachment 04a	40	1	40	0.32
SEL-751	Attachment 04b	25	2	50	0.4
SEL-451	Attachment 04c	40	1	40	0.32
Nexus 1450 Meter	Attachment 05a	40	1	40	0.32
TOTAL				295	2.36

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345/115KV AUTOTRANSFORMER NO.2 AT2						
GE T60	Attachment 03d	45	1	45	0.36	
SEL-487E	Attachment 04e	35	1	35	0.28	
GE L90	Attachment 03a	45	1	45	0.36	
SEL-411L	Attachment 04a	40	1	40	0.32	
SEL-751	Attachment 04b	25	2	50	0.4	
SEL-451	Attachment 04c	40	1	40	0.32	
Nexus 1450 Meter	Attachment 05a	40	1	40	0.32	
				TOTAL	295	2.36

MISCELLANEOUS						
USI 9000 Master Computer & Power Supply*		60	2	120	0.96	
USI 9000 (32 Analog Inputs)*		45.76	2	91.52	0.73216	
USI 9000 (128 Digital Inputs)	Attachment 6	32	5	160	1.28	
SEL-3350	Attachment 4f	20	1	20	0.16	
SEL-3555	Attachment 4g	240	4	960	7.68	
SEL-2440	Attachment 4h	20	10	200	1.6	
SEL-2488	Attachment 4i	45	2	90	0.72	
Cisco IE 9300	Attachment 7	61	11	671	5.368	
Juniper SRX340	Attachment 13	122	1	122	0.976	
SEL-3610	Attachment 12	40	1	40	0.32	
Nokia 7705 SAR-8	Attachment 11a	190	1	190	1.52	
Nokia 1830 PSS-8	Attachment 11b	480	2	960	7.68	
Nexus 1272 Meter	Attachment 05b	12	2	24	0.192	
Breaker Aux Load		77.5	0	0	0	
Breaker SEL-2411		25	10	250	2	
Transformer Fan Controls*		500	2	1000	8	
Transformer SEL-2414		15	2	30	0.24	
Transformer Gas Sensor		500	2	1000	8	
Transformer Temperature Monitor		15	2	30	0.24	
Lithonia (DC Lighting)*		5.4	4	21.6	0.1728	
Holophane*		45	2	90	0.72	
				TOTAL	6070.12	48.56096

*Assumed values since datasheet is not available or used reference values from other models.

CONTINUOUS LOADS TOTAL	8055.12	64.44096
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FUTURE PROJECT LOADS						
LOADS (CONTINUOUS)		POWER CONSUMPTION (WATTS)	QTY.	TOTAL (WATTS)	TOTAL (AMPS)	
ADDITIONAL 10% LOAD FOR FUTURE EXPANSION		805.512	1	805.512	6.444096	
				FUTURE LOADS TOTAL	805.512	6.444096

GRAND TOTAL - CONTINUOUS & FUTURE LOADS	8860.632	70.88506
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Vegetable stand at STAMP

Discussion: There is a local farmer who currently rents land at STAMP to farm every year. He has reached out and asked that as part of his land lease agreement could he also put a vegetable stand up at STAMP, located on old Patterson Road so there is an area for people to pull off the road.

Fund Commitment: None.

Committee Action Request: Add the vegetable stand language to the lease agreement for the farmland.

345 kv breaker

Discussion: In connection with the System Impact Study conducted for the additional 300 mw of power there were improvements required in a substation owned by RG & E. One of the items needed is a 345 kv breaker and the concern is that it is a very long lead time on the procurement. Working with a contractor we have been able to find a 345 kv breaker that can be procured by April 2027 if we order by March 6, 2026. RG & E has reviewed the specifications for this breaker and stated that it would be acceptable to them.

Fund Commitment: Make the 30% deposit of \$216,415.40 to order the breaker. The remaining 70% would be due upon delivery in April of 2027. The total cost of the breaker is \$721,384.68.

Board Action Request: Recommend approval to the full Board of the proposal to order the 345 kv breaker for and make the \$216,415.40 deposit. This will be paid using funds from the \$56 million NYS grant.

DATE 2/6/2026
 Valid Until 3/6/2026

QUOTATION FOR:
 NY -362kV Breaker

Quote Prepared By:
 Michelle Justin

Itemized Pricing Description	QTY	UOM	Lead Time (Weeks)	Unit Price	Extended Price
362kV 63kA Breaker	1	EA	April 2027 Delivery	\$ 721,384.68	\$ 721,384.68
TOTAL QUOTE					\$ 721,384.68

Comments and Notes

Please refer to the attached BOM for itemised price details.
 Material lead times and prices quoted are valid for 30 days, unless noted otherwise.
 Pricing is based on the BOMs and information provided by OPU.
 Pricing is solicited from the noted approved manufacturers, if provided.
 Price does not include escalation contingencies due to market conditions or supplier price increases.
 Sales Tax is not included in this quote, and will be added at the time of invoice.

Payment Terms

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STAMP Committee

Approval of survey contract for STAMP

Discussion: In October of 2021 the GCEDC asked four companies for bids to complete a boundary survey with legal description, metes and bounds for new substation at north end of site. That boundary survey will then be split into two parcels with National Grid and NYPA being the two parties who will take ownership of the parcels upon subdivision. The survey work will need to be completed according to NYPA and National Grid specifications.

The results of the bidding process were as follows:

1. Base bid of \$10,450 and bid alternate of \$4,810 (total of \$15,260) – Frandina Engineering and Land Surveying
2. Welch & O’Donoghue no bid submitted
3. Townsend & Lamendola no bid submitted
4. Ravi Engineering and Land Surveying declined to bid

The contract was awarded to Frandina who completed the majority of the work and we have been waiting on NYPA and National Grid to approve the property split before finishing. Grid and NYPA wanted the construction of the substation to be substantially completed to ensure that the locations would be accurate. NYPA and Grid have now asked for additional items to be included in the survey that were not in the original scope such as marking the placement of all structures within the station on the survey as well as completed the metes and bounds for the access road so that they can have an access easement filed so they can have rights to get to the substation.

Fund Commitment: Not to exceed an additional \$17,070 to Frandina Engineering and Land Surveying for STAMP survey work to be covered under the \$33 million.

Board Action Request: Approval of survey contract for STAMP.



SURVEY PROPOSAL

February 26, 2026

Mark Masse, CPA
President and CEO
Genesee County Economic Development Center
99 MedTech Drive
Suite 106
Batavia, NY 14020

RE: Land Survey Quote
STAMP As Built drawings for NYPA and National Grid

Dear Mark,

Thank you for requesting this proposal for land surveying at the STAMP site. Our scope will address the following items:

SCOPE:

FIELD WORK

- Field work to locate the existing fence line. This fence line will form the boundary line between the NYPA and National Grid parcels.
- Field work to locate the existing structures on the NYPA and National Grid parcels in order to prepare an As-Built survey.
- Field work to locate the stone road from the power plant to Crosby Road

MAPPING

- Prepare ALTA survey and Metes and Bounds description of the NYPA parcel
- Prepare ALTA survey and Metes and Bounds description of the National Grid parcel
- Prepare a separate map of the easement for the stone road to Crosby Road
 - Proposed width of easement to be provided to us

PROPOSAL FEE

- Lump sum of \$17,070.

ASSUMPTIONS

- NYS Prevailing wage rates good until June 30, 2026
- No parcel stakeout of boundary limits
- No permitting or submission to municipal authorities
- It is presumed the owner has approved the right of entry for this survey

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FRANDINA ENGINEERING AND LAND SURVEYING, PC
CIVIL ENGINEERS AND LAND SURVEYORS
NYS Certified WBE and DBE Firm

1701 HERTEL AVENUE
BUFFALO, NEW YORK 14216
716.883.1299
www.FRANDINA.com

- Please indicate if any special permission or access is needed.
- No snow cover
- ALTA 2026 Table A items to be provided
- *This quote includes the draft completed survey and then 2 rounds of comments from the interested parties*
- *We have experienced comments from multiple parties on ALTA surveys extending several months beyond our draft survey so we will address additional multiple comments at an hourly rate of \$160 for CAD revisions.*

DELIVERABLES

- PDF of ALTA survey and Metes and Bounds description of the NYPA parcel
- PDF of ALTA survey and Metes and Bounds description of the National Grid parcel
- PDF of the easement for the stone road to Crosby Road
- no mylars, no prints
- If mylars or prints are needed they will be ordered from AVALON and delivered by AVALON. Cost will be reimbursed or paid directly by GCEDC.

Thank you for requesting this quote from us and please let us know the outcome.

Very Truly yours,

Rosanne Frandina, PE, LS
President/CEO

CC: Proposals 3646-22

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MEMORANDUM

TO: Mark A. Masse, CPA, President & CEO, GCEDC
FROM: Andrew R. Kosa, P.E. Associate Principal, CPL
DATE: February 27, 2026
RE: Project Double Reed - STREAM Data Centers SEQRA Application Summary

The Genesee County Economic Development Center (GCEDC) received an application for the Development of a 60-acre parcel and a 30-acre parcel at the WNY Science, Technology and Advance Manufacturing Park (STAMP) in the Town of Alabama, Genesee County, New York. In conjunction with GCEDC requirements and as a part of the State Environmental Quality Review (SEQRA) act process, STREAM Data Centers has submitted a Long Environmental Assessment Form (LEAF) and associated material for the Double Reed project at STAMP.

SEQRA Process Update

To date, the SEQRA process for Project Double Reed is summarized below:

- Stream submitted its initial SEQRA application documentation to GCEDC on December 12, 2025.
- On December 23, 2025, GCEDC sent its notice to all interested and involved agencies of its intent to act as lead agency for the SEQRA review of Project Double Reed.
- On January 5, 2026, GCEDC circulated preliminary comments and requests for clarification/information to STREAM in its anticipated role as lead agency.
- On January 27, 2026, GCEDC circulated a SEQRA update letter to all involved and interested agencies, explaining that, in its anticipated role as lead agency, GCEDC circulated preliminary comments and requests for clarification/information to Stream, and requested that involved and interested agencies provide any comment on updated SEQRA materials when they are received.
- Having received no objections from any involved agency within the 30 days permitted under SEQRA, by resolution at its regular board of directors meeting on February 5, 2026, GCEDC accepted lead agency responsibility for the review of Project Double Reed.
- On February 18, 2026, Stream submitted updated SEQRA documents to GCEDC for review.
- GCEDC circulated the updated SEQRA materials to all interested and involved agencies by letter dated February 23, 2026, requesting comment on same. Agencies were provided until March 31st to submit any additional comments on the application.

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- GCEDC staff have updated the GCEDC Project Page website (located at <https://www.gcedc.com/projects>) to include all SEQRA application documentation, including Town of Alabama Planning Board site plan application materials.

Project Summary

In support of continued development at WNY STAMP, we have reviewed the SEQRA application materials per the revised LEAF submitted on February 20, 2026, to provide GCEDC with a preliminary summary of certain project details based upon the information submitted by STREAM to date. As the GCEDC is aware, the STAMP GEIS contemplates a full buildout with utility demands of 600 MW of power (as reviewed and approved by NYISO), 6,000,000 gallons/day of water and sewer demand, and related thresholds which will be evaluated against the project.

- Total acreage: 135 acres (90 acres of permanent development and 45 acres of construction lay-down area)
- Building Footprint: Approximately 2,200,000 square feet across three buildings.
- Noise Levels: According to the acoustic study received, noise levels are below 65 dBa at property line during day with all generators and chillers operating; Below 45 dBa at property line at night under same conditions.
- Water Usage: < 20,000 gallons/day, with existing water lines servicing the site and a County contract in place to supply capacity.
- Sanitary Sewer Usage: < 12,500 gallons/ day
- Electrical Demand: 500 MW, through NY Power Authority (NYPA) and National Grid (NG) with necessary infrastructure to be funded by STREAM.
- Surface water features: None on-site, no wetlands proposed to be impacted by development, and a stormwater pollution prevention plan has been submitted for review by GCEDC and the Town of Alabama.
- Project site is not within the 100-year floodplain.
- Project site is not within the 500-year floodplain.
- Archeological Resources: Phase I, II and III archeological investigations were completed on all sites several years ago except for 1 residential site pursuant to the Programmatic Agreement between GCEDC, USACE, NYSHPO, and NYSDEC, with a USACE end of fieldwork letter received. Archeological investigation will be completed of residence prior to beginning construction.

Next Steps in SEQRA Process

- SEQRA review of Project Double Reed is ongoing. CPL has reviewed the updated SEQRA materials for Project Double Reed and is working with the STAMP Tech Team to generate additional comments for the applicant.
- To assist in the SEQRA review, we understand that GCEDC is proposing to engage independent noise and air consultants to review the project.
- CPL will work with GCEDC and the STAMP Tech Team to address comments from Interested and Involved Agencies, as well as members of the public. We understand that GCEDC intends to hold a public hearing on STREAM's application for financial assistance prior to issuing any determination pursuant to SEQRA.

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