



Meeting Agenda – STAMP Committee
 Genesee County Economic Development Center
 Tuesday, June 2, 2026 - 9:15 a.m.
 Location: 99 MedTech Drive, Innovation Zone

Page #'s	Topic	Discussion Leader	Desired Outcome
	1. Call to Order – Enter Public Session	P. Zelif	
	1a. Executive Session 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. 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. 1b. Enter Public Session	P. Zelif	
2-6	2. Chairman’s Report & Activities 2a. Agenda Additions / Deletions / Other Business 2b. Minutes: May 6, 2026	P. Zelif	Vote
7 8 9-11	3. Discussions / Official Recommendations to the Board: 3a. SEQR Update 3b. Consulting Contracts for Project Evaluation 3c. Cost Reimbursement - NYPA 3d. RG&E Letter of Intent	M. Masse M. Masse M. Masse M. Masse	Discussion Disc / Vote Disc / Vote Disc / Vote
	4. Adjournment	P. Zelif	Vote



GCEDC STAMP Committee Meeting
Wednesday, May 6, 2026
Location: 99 MedTech Drive, Innovation Zone
8:00 a.m.

MINUTES

ATTENDANCE

Committee Members: C. Kemp, P. Zelif, C. Yunker
Staff: M. Masse, L. Farrell, K. Galdun, P. Heimlich, J. Krencik (Video Conference)
Guests: R. Crossen (Town of Alabama), H. Schultz (Town of Alabama – Board Member),
M. Fitzgerald (Philips Lytle), L. Mancuso (GCEDC Board Member), A. Bacon
(Community Member), M. Landers (Genesee County Manager)
Absent: M. Gray

1. Call to Order / Enter Public Session

P. Zelif called the meeting to order at 8:00 a.m. in the Innovation Zone.

1a. Executive Session

C. Kemp made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 8:01 a.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. The proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such a public body, but only when publicity would substantially affect the value thereof.

The motion was seconded by C. Yunker and approved by all members present.

A. Bacon left the meeting at 8:01 a.m.

1b. Re-Enter Public Session

C. Yunker made a motion to enter back into public session at 8:31 a.m., seconded by C. Kemp and approved by all.

A. Bacon returned to the meeting at 8:31 a.m.

2. Chairman's Report & Activities

2a. Agenda Additions / Deletions/ Other Business –

C. Yunker made a motion to add item 3c GHD Invoice Increase – Acoustic Study; the motion was seconded by C. Kemp. Roll call resulted as follows:

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P. Zelif - Yes
C. Yunker - Yes
M. Gray - Absent
C. Kemp - Yes

The item was added to the agenda.

2b. Minutes: March 4, 2026

C. Yunker made a motion to approve the March 4, 2026 minutes; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zelif - Yes
C. Yunker - Yes
M. Gray - Absent
C. Kemp - Yes

The item was approved as presented.

3. Discussions / Official Recommendations to the Board:

3a. SEQR Update – Included in the meeting materials was a memo from Clark Patterson Associates regarding an update on the SEQR process for Project Double Reed. The details of that memo are as follows:

The Genesee County Economic Development Center (GCEDC) received an application for the Development of a 60-acre parcel and a 30-acre parcel (Project Double Reed) 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 U.S. Data Centers, LLC (Stream) has submitted a Long Environmental Assessment Form (LEAF) and associated material for the Double Reed project at STAMP. A project summary for Project Double Reed was provided in a prior memorandum from CPL dated February 27, 2026.

SEORA 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

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provided until March 31st, which was later extended to April 16, to submit any additional comments on the application.

- On February 27, 2026, CPL circulated a memorandum documenting the SEQRA process to date and a project Summary based on the updated SEQRA documents submitted by Stream on February 18, 2026.
- On March 11, 2026, GCEDC circulated a letter to Stream providing additional comments and questions on the revised SEQRA materials.
- GCEDC held a public hearing on March 19, 2026, on Project Double Reed whereat it received public comments on Stream's SEQRA materials.
- On April 6, 2026, Stream submitted revised SEQRA materials in response to GCEDC's March 11 questions and requests for clarification.
- GCEDC held a second public hearing on April 16, 2026, on Project Double Reed whereat it received additional public comments on Stream's SEQRA materials.
- The GCEDC has continued to receive written comments and questions on Project Double Reed since the application was received in December. The public comment period closed on April 17, 2026.
- 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.

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.
- GCEDC has engaged independent noise and air consultants which are in the process of reviewing the updated SEQRA materials to generate initial comments. CPL, CC Environment & Planning (wetland/species experts), GHD (noise experts), and C&S Companies (air experts) are each reviewing the latest versions of the SEQRA materials submitted by Stream as well as all public comments received to date. Once that review is complete, to the extent any additional clarifications are requested, Stream will be provided an opportunity to supplement their application.
- CPL is working with GCEDC and the STAMP Tech Team to address all comments received from Interested and Involved Agencies, as well as written and oral comments provided by members of the public.

M. Masse stated that the memo outlines key dates for document receipt as well as the dates comments and responses were issued. He noted that all documents and associated correspondence received to date are available on the Genesee County Economic Development Center website. He further pointed out that responses from STREAM US Data Centers have been compiled in a separate file on the website for ease of reference.

He added that the GCEDC continues to coordinate with STREAM US Data Centers on remaining open items, particularly those arising from the public hearing. These comments are currently being collected, categorized, and matched with STREAM's responses, with the intent to post the updated information to the website once complete. He noted that the most significant outstanding item is the completion of the acoustic study review being conducted by GHD.

M. Fitzgerald added that the consultant cannot finalize its review of public comments until all submissions have been received.

C. Yunker asked about the anticipated timeline, to which M. Fitzgerald responded that completion is expected within the next couple of weeks, depending on how quickly STREAM provides its remaining

responses. M. Masse added that, to ensure each party is addressing the appropriate concerns, he has been coordinating closely with the Town of Alabama, which has been working in parallel with the GCEDC on the matter.

3b. SB Marketing Contract – County Mailer – The GCEDC has utilized SB Marketing, LLC of Buffalo to produce and mail informational postcards to residents regarding STAMP.

A previous mailing to addresses in the 14013 zip code/Town of Alabama was conducted in April at a cost of \$1,754.51.

With a planned second mailing to a wider group of addresses, the total expenditure with this vendor is anticipated to exceed \$5,000.

We have requested two quotes:

1. A postcard mailing to all Genesee County-based zip codes (14005 / Alexander, 14013 / Alabama, 14020 / Batavia, 14036 / Corfu, 14040 / Darien, 14054 / Bethany, 14058 / Elba, 14125 / Oakfield, 14143 / Stafford, 14416 / Bergen, 14422 / Byron, 14482 / Leroy, 14525 / Pavilion).
2. A postcard mailing to western and central Genesee County-based zip codes (14005 / Alexander, 14013 / Alabama, 14020 / Batavia, 14036 / Corfu, 14040 / Darien, 14058 / Elba, 14125 / Oakfield).

The quote received for option 1 was \$16,722.93 and \$11,555.80 for option 2.

Fund Commitment: Approval to expend up to \$20,000 for SB Marketing services in 2026. These expenses would be covered by STREAM US Data Centers, LLC under an existing reimbursement agreement.

C. Yunker stated that he felt going with option 1 would be more beneficial since a lot of decision makers and legislators are from throughout the County and it may be helpful to them in answering questions they receive from constituents.

C. Yunker made a motion to recommend to the full Board the approval of the SB Marketing Services not to exceed \$20,000 as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zelff -	Yes
C. Yunker -	Yes
M. Gray -	Absent
C. Kemp -	Yes

The item was approved as presented.

3c. GHD Invoice Increase – Sound Study Review – M. Masse explained that GHD had been engaged by the GCEDC as an acoustic engineer to review the sound study provided by STREAM US Data Centers and their proposed project at the STAMP site.

This is a change order based upon the review they've been undertaking and the additional time required to do so.

This increase will be covered by the deposit received by STREAM US Data Centers to reimburse any expenses related to the review of their project.

C. Kemp made a motion to recommend to the full Board the approval of the change order for GHD in the amount of \$14,650 as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Zelif - Yes
C. Yunker - Yes
M. Gray - Absent
C. Kemp - Yes

The item was approved as presented.

4. Adjournment

As there was no further business, C. Yunker made a motion to adjourn at 8:39 a.m., seconded by C. Kemp and passed unanimously.

Consulting contracts for project evaluation

Discussion: The GCEDC has received a SEQR application from Project Double Reed. The GCEDC has to engage with consultants to assist in reviewing and providing comments on that application.

Fund Commitment:

1. CC Environment and Planning \$5,000
2. Philips Lytle \$750,000

These costs will be covered under the agreement for the payment of project evaluation expenses.

Committee Action Request: Recommend approval of the contracts for the consultants to perform the project evaluation to be reimbursed by the applicant.

Cost Reimbursement Agreement with NYPA

Discussion: The GCEDC has previously signed a Cost Reimbursement Agreement (CRA) with NYPA for the review of the design and engineering for the substation at the STAMP site.

Fund commitment: Additional \$1,000,000 included in the \$56 million.

Committee action request: Recommend approval to fund the CRA for an additional \$1,000,000.



May 29, 2026

Genesee County Economic Development Center
99 MedTech Drive, Suite 106
Batavia, NY 14020
Attn: Mark A. Masse

RE: Letter of Intent: Q1484 STAMP Project

Dear Mr. Masse:

Genesee County Economic Development Center ("GCEDC") or ("Customer") requested that **Rochester Gas and Electric Corporation** ("RG&E") provide preliminary high-level engineering, construction requirements and estimated costs to scope required for Q1484, addressing voltage transfer limits degradations with the installation of one (1) 345kV, 75MVAR switched shunt capacitor bank at RG&E Station 255 345kV.

The scope of work is identified in the Phase 1 Facility Study dated February 25, 2026, and further amended on 6/1/2026, along with pending Transient Study refresh expected to be completed in June 2026. Customer's point of Interconnection is in National Grid's electric service territory, Genesee, New York ("The project").

RG&E will engineer, design, procure, construct, install, test and commission the new and/or upgraded substation breakers, capacitor banks and other associated scope and equipment identified in Study and cost estimate within the existing RG&E Substation 255 electric facility.

Preliminary Cost Estimate

The portion of RG&E's preliminary cost estimate to complete the project that GCEDC is responsible for is Four Million Three Hundred Thousand Dollars (\$4,300,000.00). GCEDC acknowledges that any estimates provided under or in connection with this Letter of Intent and the Project shall not limit GCEDC's obligation to pay RG&E for all costs actually incurred by RG&E or its affiliates should GCEDC choose to move forward with the Project.

RG&E will commence conceptual engineering upon execution of the LOI upon RG&E's receipt of Five Hundred Thousand Dollars (\$500,000.00) (the "Prepayment for Engineering and Material Procurement Fee"). The Prepayment and Material Procurement Fee is non-refundable.



65 Country Club Road, Oneonta, NY 13820
Telephone 607.237.7521
pbauerle@RG&E.com



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Additionally, the Customer's portion of estimate may be paid in full in advance or security for the full amount of the Customer's portion of the estimate will be required along with milestone prepayments. Acceptable security is as follows:

- For Bonds or LOCs
 - At least an "A-" rating from S&P or an A3 rating from Moody's; if split rated, the lower rating shall apply
 - Fitch ratings are not acceptable to be used for banks, insurance companies or other financial institutions
 - The issuer must be either a rated US entity or a rated domestic branch of a foreign bank, insurance company, or financial institution
- Parent Guarantees
 - The parent (either direct or ultimate) of the counterparty must be rated investment grade or provide financial information to be reviewed for unsecured credit in order to be considered as an acceptable guarantor
 - The guarantor will be allowed to provide security only up to the credit limit as defined in the credit scale listed in the Credit Procedure section of this policy.
- Security shall be in US Dollars.

In addition to the security, unless prepaying estimate in advance, the Customer must maintain a cash positive balance for the milestone prepayments of the estimated cost.

The prepayment of the Engineering and Procurement Fee would be considered the first milestone payment under the Agreement and any other Customer contributions received prior to completion of the Agreement would be applied toward other milestone payments as applicable. Although an overall cost estimate has been provided, GCEDC will be responsible for the actual costs RG&E incurs to provide the requested service.

Milestone payments will be expected as follows:

Q1484 Milestone Payments Rev 0		
Payment Activity /Timing	IA Milestone	Amount
IA Execution	Jun-26	\$ 500,000.00
Complete Conceptual Engineering (CE)		
CE Procurement and start Detailed Engineering (DE)	Oct-26	\$ 500,000.00
Procurement following DE	Mar-27	\$ 1,000,000.00
Civil/Inground (month prior to start) & SPC 3-7	Jan-28	\$ 1,000,000.00
Above Ground (month prior to start)	Apr-28	\$ 1,000,000.00
Start T&C /Asbuilts/Closeout	Jul-28	\$ 300,000.00
Total		\$ 4,300,000.00

*Dates are estimated and subject to change.

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This letter agreement reflects RG&E's and Customer's intent to conduct further evaluations regarding the Project and this agreement is intended to advance the project while the project Contribution Agreement is being negotiated. A contribution agreement is required to be executed within 90 days. Additional work beyond the conceptual engineering to be provided pursuant to this agreement will require the Agreement (as defined above). All future agreement drafts, "term sheets," memoranda, and other communications about the Project exchanged in the course of discussions, even if signed by one or both parties, shall be considered only preliminary and shall not have any legal effect unless incorporated into the Agreement. If not executed, this Letter of Intent along with the cost will expire 6 months from the date of this letter.

Thank you for the opportunity and we look forward to continuing to work with GCEDC. I can be reached at (607) 237-7521(cell) or pbauerle@NYSEG.com.

Sincerely,

Peter S. Bauerle
Economic Development Project Manager

Cc: Joe Sayre, Economic Development

ACKNOWLEDGMENT

I am the _____ [title] of GCEDC. I have read this letter and understand its contents. I am authorized by GCEDC to provide the acknowledgments as required in this letter and by my signature below GCEDC acknowledges and agrees with the contents of this letter and GCEDC agrees to fulfill its obligations as set forth in this letter.

Customer:

Signed: _____

Name (Printed): _____

Title: _____

Date: _____



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