

**Genesee County Economic Development Center
Meeting Agenda**

Thursday, August 6th, 2026
Location: 99 MedTech Drive, Innovation Zone

PAGE #

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|-------------|--|---------------|
| 1.0 | Call to Order | 3:00pm |
| 1.1 | Enter Executive Session | 3:00pm |
| | Motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105 for the following reasons: | |
| | 1. Discussions regarding proposed, pending or current litigation. | |
| 1.2 | Enter Public Session | |
| 2.0 | Chairperson's Report & Activities | 3:10pm |
| 2.1 | Upcoming Meetings:
Next Scheduled Board Meeting: Thursday, September 3rd at 4:00 p.m.
Audit & Finance Committee Meeting: Tuesday, September 1 st at 8:30 a.m.
STAMP Committee Meeting: Wednesday, September 2 nd at 8:00 a.m. | |
| 2.2 | Agenda Additions / Deletions / Other Business **Vote | |
| 2.3 | Minutes: July 2, 2026 **Vote | |
| 3.0 | Report of Management – | 3:15pm |
| 3.1 | Rochester Davis Fetch Corp. – Initial Resolution **Vote – C. Suozzi | |
| 3.2 | Excelsior Energy Center, LLC – Authorizing Resolution **Vote – M. Masse | |
| 3.3 | Public Outreach Update – J. Krencik | |
| 4.0 | Audit & Finance Committee – K. Manne | 3:20pm |
| 4.1 | June 2026 Financial Statements **Vote | |
| 4.2 | New York State Economic Development Council Sponsorship **Vote | |
| 4.3 | Internal Borrowing – FAST NY **Vote | |
| 5.0 | Governance & Nominating Committee – C. Yunker | 3:25pm |
| 5.1 | Nothing at this time. | |
| 6.0 | STAMP Committee – P. Zeliff | 3:25pm |
| 6.1 | Brush Hog Bids **Vote | |
| 6.2 | Appointment of Phillips Lytle as Special Counsel **Vote | |
| 6.3 | Change Order – Milherst Construction **Vote | |
| 6.4 | GHD Invoice Increase – Acoustic Study Review **Vote | |
| 6.5 | RG&E Deposit **Vote | |
| 7.0 | Employment & Compensation Committee – M. Gray | 3:30pm |
| 7.1 | Nothing at this time. | |
| 8.0 | Housing Committee – P. Battaglia | 3:30pm |
| 8.1 | Nothing at this time. | |
| 9.0 | Other Business | 3:30pm |
| 9.1 | Nothing at this time. | |
| 10.0 | Adjournment | 3:30pm |

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GCEDC Board Meeting
Thursday, July 2, 2026
Location: 99 MedTech Drive, Innovation Room
4:00 PM

GCEDC MINUTES

Attendance

Board Members: C. Yunker, K. Manne, P. Battaglia, L. Mancuso, C. Kemp, P. Zeliff
Staff: M. Masse, L. Farrell, K. Galdun, J. Krencik, C. Suozzi, P. Heimlich
Guests: S. Maier (Harris Beach – Video Conference), M. Fitzgerald (Phillips Lytle), R. Crossen (Town of Alabama Supervisor), B. Quinn (The Batavian), Sheriff Deputy (Genesee County), A. Bacon (Community Member), S. Noble-Moag (GGLDC Board Member), M. Brooks (GGLDC Board Member), E. Wells (E3Communications – Video Conference), S. Hauser (The Daily News), B. Clark (Community Member), A. Clark (Community Member), C. Smith (Community Member), P. Smith (Community Member), K. Allen (Oakfield Resident), T. Parker (Community Member), K. Hallenbeck (Community Member), A. Yocina (Community Member)
Absent: M. Gray

1.0 Call to Order

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

All guests, excluding GGLDC Board members, legal counsel, and R. Crossen, left the meeting at 4:01 p.m.

1.1 Enter Executive Session

P. Battaglia made a motion to enter executive session under the Public Officers' Law Article 7, Open Meetings Law Section 105, at 4:01 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 C. Yunker and approved by all members present.

1.2 Enter Public Session

C. Yunker made a motion to enter back into public session at 4:13 p.m., seconded by P. Battaglia and approved by all members present.

Guests returned to the meeting at 4:13 p.m.

2.0 Chairman's Report & Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday August 6th at 3:00 p.m. *(Change in time due to GLOW Corporate Cup)*

Audit & Finance Committee Meeting: Tuesday, August 4th at 8:30 a.m.

STAMP Committee Meeting: Wednesday, August 5th at 8:00 a.m.

Employment & Compensation Committee Meeting: Thursday, August 6th at 2:00 p.m.

2.2 Agenda Additions / Deletions / Other Business –

C. Yunker made a motion to add item 6.4 SEQR Review to the agenda as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

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

The item was added to the agenda as presented.

C. Yunker made a motion to remove item 6.3 Brush Hogging Bid Award to the agenda as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

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

The item was removed from the agenda as presented.

2.3 Minutes: June 4, 2026

L. Mancuso made a motion to accept the June 4, 2026 minutes as presented; the motion was seconded by K. Manne. Roll call resulted as follows:

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

The item was approved as presented.

3.0 Report of Management

3.1 Public Outreach Update – Included with the meeting materials;

1. **STREAM US Data Centers Project:** Attached with the update was a Letter to the Editor printed in The Daily News concerning “rudeness and disrespect displayed” by representatives of groups participating in public forums in the Town of Alabama.

As part of the public review of the STREAM Data Centers proposal, the GCEDC has prioritized providing direct and factual information in our messaging. We have provided the full details and documentation of the project’s SEQR, site plan, and GCEDC applications, as well as a full record of public comments, on our website.

As addressed in the letter, the volume and frequency of misleading and hostile statements is a recognized issue. We have taken multiple opportunities to address incorrect statements but are disappointed to hear that the actions of a few are discouraging more people from contributing to the discussion.

2. **Youth Engagement:** The GCEDC assisted with promotion of the Genesee Valley Pre-Apprenticeship Bootcamp, a successful program that has graduated more than 45 students in recent years.

This year’s program will launch on July 6 with six-week courses in welding and mechatronics paths.

Students complete 96 hours of free classroom training at Genesee Valley BOCES and 100 hours of paid on-the-job experiences with local employers as part of the program.

The Rochester Technology & Manufacturing Association and Genesee Community College join the GGLDC in supporting this year’s program.

4.0 Audit & Finance Committee

4.1 April 2026 Financial Statements – L. Farrell reviewed the significant items of the April 2026 financial statements.

- Mostly normal monthly activity for the month of April.
- No significant events on the Balance Sheet or the Profit & Loss Statement to note for the month.

4.2 May 2026 Financial Statements – L. Farrell reviewed the significant items of the May 2026 financial statements.

- Restricted cash decreased by \$4.4M due to the submission of GURFs for utilizing FAST NY and \$33M grant funds from ESD toward STAMP development.
- Unearned revenue decreased by the same amount as qualifying expenditures were made and the correlating grant revenue was recorded on the Profit & Loss Statement.
- Otherwise normal monthly activity.

These were recommended by Committee for approval.

K. Manne made a motion to approve the April and May 2026 Financial Statements as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

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

The item was approved as presented.

4.3 2027 Budget Timeline – The 2027 budget timeline is similar to that of prior years. The budget workshop is scheduled for August 4th, 2026 at the Audit & Finance Committee.

The 2027 Budget is due to the County Manager on September 4th. The next Board meeting is on September 3rd. If any Board members foresee any issues with attending the next Board meeting, they were asked to notify staff as soon as possible so that arrangements can be made to have the budget approved timely.

4.4 Local Labor Contract – STREAM US Data Centers, LLC – Loewke Brill Consulting Group, Inc. has been the GCEDC's consultant with the monitoring and reporting of company's compliance with the local labor policy. The Board has determined that companies need to provide GCEDC with a deposit that will cover the costs of these services. Any amount not utilized will be returned to the company.

The following fee is based on the company's project description and timeline as provided in the application for incentives.

Project: STREAM US Data Centers, LLC.

Fund Commitment: \$87,800

Board Action Request: Recommend to the full Board approval of the contract with Loewke Brill contingent upon receipt of the deposit from the project if the project is approved.

This was recommended by the Committee for approval.

K. Manne made a motion to approve the Local Labor Contract with Loewke Brill Consulting Group, Inc. in the amount of \$87,800 as presented; the motion was seconded by L. Mancuso. Roll call resulted as follows:

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

The item was approved as presented.

4.5 Innovation Zone Rental Program – The Genesee County Economic Development Center (GCEDC) offers the Innovation Zone's shared coworking space and conference room to the public for rental. The space is intended to provide entrepreneurs, startups, small businesses, remote professionals, and other

organizations with access to a flexible, professional workspace that encourages collaboration, innovation, and business growth.

An agreement establishes the general terms and conditions for the rental programs offered, including use of the shared workspace, member responsibilities, fees, liability, and administrative procedures. The agreement provides a consistent framework for managing memberships while protecting the interests of the GCEDC. This agreement will be modified to cover each category of rental offered.

Fund Commitment: None.

Board Action Request: Approval of the Innovation Zone Rental Program, as presented. Authorize the President/Chief Executive Officer to execute Agreements with prospective renters.

K. Manne stated that updates to the marketing materials would be made.

This was recommended by the Committee for approval.

K. Manne made a motion to approve the Innovation Zone Rental Program as presented; the motion was seconded by L. Mancuso. Roll call resulted as follows:

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

6.1 MOU With Town of Alabama – The GCEDC and STAMP Sewer Works Corp. has completed the Basis Of Design Report (BODR) for the construction and operation of a new force main sewer line from the STAMP site to the Village of Oakfield Waste Water Treatment Facility ("Oakfield WWTF") to provide sanitary wastewater treatment services to STAMP. In connection with the STREAM US Data Centers, LLC project the Town of Alabama Planning Board has requested that an MOU be put in place between the GCEDC and the Town of Alabama that outlines the timeline for construction of the force main as it related to the proposed projects construction timeline, if approved.

Fund Commitment: None at this time.

Board Action Request: Recommend approval of executing the MOU with the Town of Alabama.

This was recommended by the Committee for approval.

P. Zelif made a motion to approve the MOU with the Town of Alabama as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Zelif -	Yes	C. Yunker -	Yes
K. Manne -	Yes	C. Kemp -	Yes

DRAFT

L. Mancuso - Yes
P. Battaglia - Yes

M. Gray - Absent

The item was approved as presented.

6.2 Consulting Contracts for Project Evaluation – The GCEDC has received a SEQR application from Project Double Reed. The GCEDC has to engage with consultants to assist in reviewing comments on that application. CPL was able to engage a subconsultant to perform an additional study on the heat island affect which a question that kept coming up during this process. The results of this analysis will be available on the website.

Fund Commitment:

1. CPL – not to exceed an additional \$35,000

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

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

This was recommended by the Committee for approval

P. Zeliff made a motion to approve the consulting contract with CPL for \$35,000 as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

P. Zeliff - Yes
K. Manne - Yes
L. Mancuso - Yes
P. Battaglia - Yes

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

The item was approved as presented.

6.4 SEQR Review – The SEQR review and the necessary consultant evaluations are complete for the STREAM US Data Centers, LLC Project. The GCEDC is in a position, subject to the Board's direction, to begin preparing the necessary approval resolutions and supporting documentation for the Board's consideration in accordance with the Environmental Impact Statement (EIS) process.

M. Masse further requested that a special meeting of the Board be scheduled within the next few weeks to consider the SEQR findings and any related resolutions for approval.

This was recommended by the Committee for approval.

P. Zeliff made a motion to approve authorizing staff to prepare the necessary resolutions and supporting documentation for the Board's consideration in accordance with the Environmental Impact Statement (EIS) process and that a special meeting of the Board be scheduled within the next few weeks to consider the SEQR findings and any related resolutions for approval as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

DRAFT

P. Zelif - Yes
K. Manne - Yes
L. Mancuso - Yes
P. Battaglia - Yes

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

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, C. Yunker made a motion to adjourn at 4:22 p.m., which was seconded by K. Manne and passed unanimously.

7/2/26

Customer Information

Potential Customer:	Rochester Davis Fetch Corp.	Opportunity Type:	Expansion
Project Street Address:	9 Lent Avenue	Opportunity Product:	Property & Sales Taxes Only
City/Town/Village:	Village and Town of LeRoy	Type of Project:	Expansion
Project Description:	2026 Expansion	New Jobs:	N/A
Total Capital Investment:	\$1,200,000 ✓	Retained Jobs:	17
Incentive Amount:	\$262,634 ✓	School District:	LeRoy
Benefited Amount:	\$1,200,000 ✓	PILOT Applicable:	Increase in assessed value of land and/or other buildings (pre-project value of land and or buildings excluded)

Project Information

Organization:	GCEDC		
Opportunity Source:	Direct/Personal Contact	Date of Public Hearing:	TBD
Initial Acceptance Date:	8/6/2026	Inducement Date:	TBD
Opportunity Summary:	Rochester Davis Fetch Corp is proposing to expand its operations with the construction of a free standing 16,500 sq. ft. facility at 9 Lent Avenue in the village of LeRoy. This \$1.2 million project would be the company's third project at 9 Lent Avenue, following renovation of an existing facility in 2024 and an expansion in 2025. The company currently employs 17 full-time equivalent (FTE) positions related to those projects, exceeding original job pledges. Rochester Davis Fetch Corp is requesting assistance from the GCEDC with an exemption from the 8% state and local sales taxes for construction and equipment estimated at \$64,000 and a 10-year Payment-in-Lieu-of-Taxes abating \$198,634 of future property taxes generated by the new facility.		
Economic Impact:	The Fiscal impacts (discounted value) on Local Benefits totals \$616,097 (\$482,928 in payroll and \$133,169 to the public in tax revenues). See attached MRB Cost Benefit Calculator. For every \$1 of public benefit the company is investing \$3 into the local economy.		

Project Detail (Total Capital Investment)

Building Cost (Construction):	\$1,000,000 ✓
Equipment (Taxable) / Other Project Investment:	\$200,000 ✓
Total Capital Investment:	\$1,200,000 ✓

Estimated Benefits Provided

Sales Tax Exempt:	\$64,000 ✓
Property Tax Exempt:	\$198,634 ✓
Total Estimated Tax Incentives Provided:	\$262,634 ✓

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7/31/26

MRB Cost Benefit Calculator

Genesee County Industrial Development Agency

Date August 6, 2026
Project Title Rochester Davis Fetch Phase 3
Project Location Leroy, NY

Construction Phase - Project Assumptions

Project Costs
Enter total project costs: Value \$1,200,000
Local Construction Spending* 8.3%
% of locally sourced materials and labor \$1,000,000
In-region construction spending

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$1,000,000
(Not Applicable)	0		\$0
(Not Applicable)	0		\$0
Most projects will only have one line related to construction type.		100%	\$1,000,000

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

Year 1 - Enter NAICS	NAICS	Count	Per Job Annual Earnings	Total Earnings
0	0	0		\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total	0			\$0

Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total	0			\$0

Year 3+ (Full Employment)	NAICS	Count	Per Job Annual Earnings	Total Earnings
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total	0			\$0

Fiscal Impact Assumptions

Estimated Costs of Incentives

Sales Tax Exemption	%	Value	PILOT Term (Years)	10
Local Sales Tax Rate	4.00%	\$32,000	Escalation Factor	2%
State Sales Tax Rate	4.00%	\$32,000	Discount Factor	2%
Mortgage Recording Tax Exemption				
Local	0.50%	\$0		
State	0.50%	\$0		
Total Costs		\$262,638	Includes PILOT exemption, calculated below.	

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

Year #		Year	Property Tax WITHOUT Project	Estimated PILOT	Property Tax on Full Assessment	Difference in Current vs. PILOT	Difference PILOT vs Full Taxes
1		2027		\$6,621	\$33,106	\$6,621	-\$26,485
2		2028		\$6,621	\$33,106	\$6,621	-\$26,485
3		2029		\$6,621	\$33,106	\$6,621	-\$26,485
4		2030		\$9,932	\$33,106	\$9,932	-\$23,174
5		2031		\$9,932	\$33,106	\$9,932	-\$23,174
6		2032		\$9,932	\$33,106	\$9,932	-\$23,174
7		2033		\$16,553	\$33,106	\$16,553	-\$16,553
8		2034		\$16,553	\$33,106	\$16,553	-\$16,553
9		2035		\$23,174	\$33,106	\$23,174	-\$9,932
10		2036		\$26,484	\$33,106	\$26,484	-\$6,622
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Total			\$0	\$132,422	\$331,060	\$132,422	-\$198,638
					Discounted->	\$115,740	-\$181,638

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Other Benefits for Public and Private Individuals: If Applicable

[illegible]

Notes

Fire district fee \$1,564 annually

Does the IDA believe the project can be accomplished in a timely fashion?

Yes

Genesee County Industrial Development Agency

MRB Cost Benefit Calculator

Date August 6, 2026
Project Title Rochester Davis Fetch Phase 3
Project Location Leroy, NY

MRB | group
Cost-Benefit Analysis Tool powered by MRB Group

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

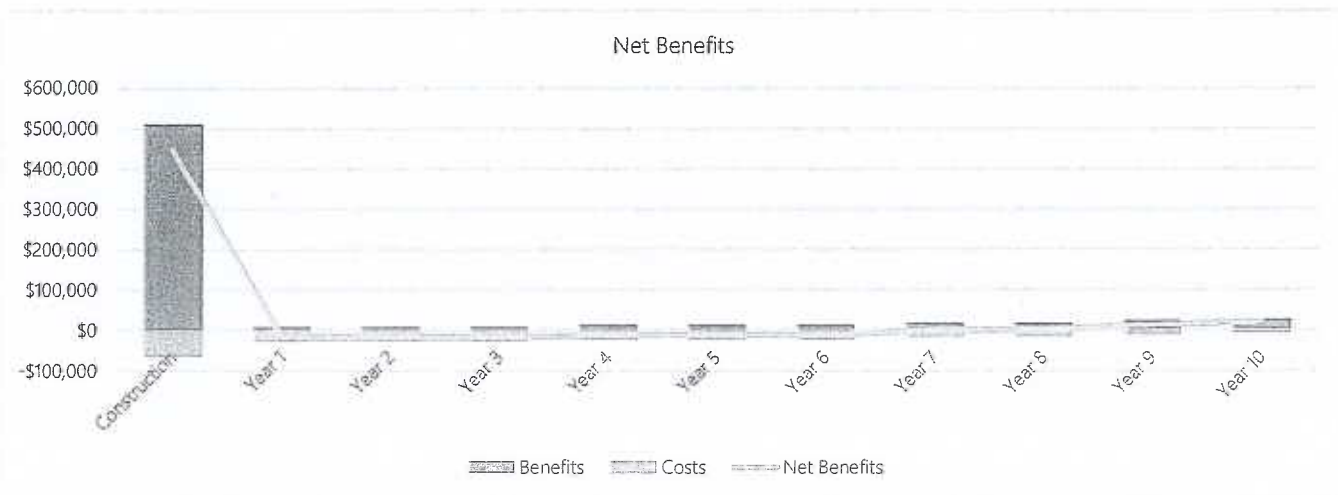
Project Total Investment

\$1,200,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	5	1	6
Earnings	\$413,537	\$69,391	\$482,928
Local Spend	\$1,000,000	\$249,017	\$1,249,017

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$0	\$0	\$0

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$198,638	\$181,638
Sales Tax Exemption	\$64,000	\$64,000
Local Sales Tax Exemption	\$32,000	\$32,000
State Sales Tax Exemption	\$32,000	\$32,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$262,638	\$245,638

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$634,371	\$616,097
To Private Individuals	\$482,928	\$482,928
Temporary Payroll	\$482,928	\$482,928
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$0	\$0
To the Public	\$151,443	\$133,169
Increase in Property Tax Revenue	\$132,422	\$115,740
Temporary Jobs - Sales Tax Revenue	\$3,380	\$3,380
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$15,640	\$14,049
State Benefits	\$25,112	\$25,112
To the Public	\$25,112	\$25,112
Temporary Income Tax Revenue	\$21,732	\$21,732
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$3,380	\$3,380
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Total Benefits to State & Region	\$659,483	\$641,209

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$616,097	\$213,638	3:1
State	\$25,112	\$32,000	1:1
Grand Total	\$641,209	\$245,638	3:1

*Discounted at 2%

Additional Comments from IDA

Fire district fee \$1,564 annually

Does the IDA believe that the project can be accomplished in a timely fashion?

Yes



Project Name: Rochester Davis Fetch

Board Meeting Date: August 6, 2026

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7/31/26

STATEMENT OF COMPLIANCE OF PROJECT CRITERIA LISTED IN UNIFORM TAX EXEMPTION POLICY (UTEP)

PROJECT DESCRIPTION:

Rochester Davis Fetch Corp is proposing to expand its operations with the construction of a free standing 16,500 sq. ft. facility at 9 Lent Avenue in the village of LeRoy.

This \$1.2 million project would be the company's third project at 9 Lent Avenue, following renovation of an existing facility in 2024 and an expansion in 2025. The company currently employs 17 full-time equivalent (FTE) positions related to those projects, exceeding original job pledges.

Rochester Davis Fetch Corp is requesting assistance from the GCEDC with an exemption from the 8% state and local sales taxes for construction and equipment estimated at \$64,000 and a 10-year Payment-in-Lieu-of-Taxes abating \$198,634 of future property taxes generated by the new facility.

Criteria #1 – The Project pledges to create and/or retain quality, good paying jobs in Genesee County.

Project details: The project is retaining 17 FTE's with annual salaries of between \$62,000 and \$72,000 with benefits.

Board Discussion:

Board Concurrence: YES NO If no, state justification:

Criteria #2- Completion of the Project will enhance the long-term tax base and/or make a significant capital investment.

Project details: The project will enhance long term tax base with an investment of \$1.2 million and construction of an 16,500 sq. ft. facility in the Village of LeRoy.

Board Discussion:

Board Concurrence: YES NO If no, state justification:

Criteria #3- The Project will contribute towards creating a “livable community” by providing a valuable product or service that is underserved in Genesee County.

Project details: N/A.

Board Discussion:

Board Concurrence: YES NO If no, state justification:

Criteria #4: The Board will review the Agency’s Fiscal and Economic Impact analysis of the Project to determine if the Project will have a meaningful and positive impact on Genesee County. This calculation will include the estimated value of any tax exemptions to be provided along with the estimated additional sources of revenue for municipalities and school districts that the proposed project may provide.

The Fiscal impacts (discounted value) on Local Benefits totals \$616,097 (\$482,928 in payroll and \$133,169 to the public in tax revenues). See attached MRB Cost Benefit Calculator.

Project details: For every \$1 of public benefit the company is investing \$3 into the local economy.

Board Discussion:

Board Concurrence: YES NO If no, state justification:

Criteria #5: The Project is included in one of the Agency’s strategic industries: Agri-Business and Food Processing, Manufacturing, Advanced Manufacturing and Nano-Enabled Manufacturing, Life Sciences and Medical Device.

Project details: N/A.

Board Discussion:

Criteria #6: The Project will give a reasonable estimated timeline for the completion of the proposed project.

Project details: The project is planning to begin construction as soon as possible and be operational by end of 2026.

Board Discussion:

Board Concurrence: YES NO If no, state justification:

INITIAL RESOLUTION
(9 Lent Ave., LLC Project)

A regular meeting of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center was convened on Thursday, August 6, 2026.

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

Resolution No. 08/2026 - _____

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN APPLICATION OF 9 LENT AVE., LLC WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW, THE "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.

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, as amended (hereinafter collectively called the "Act"), the **GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY d/b/a GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER** (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, the Agency previously undertook a certain project (the "2024 Project") for the benefit of **9 LENT AVE., LLC**, or an entity formed or to be formed by it or on its behalf (collectively, the "Company") consisting of: (i) the acquisition by the Agency of a leasehold or other interest in approximately 4.5 acres of real property located at 9 Lent Avenue in the Village of LeRoy, Genesee County, New York and all other lands in the Village of LeRoy 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. 3.-1-46.1) and the existing improvements located thereon, consisting principally of an approximately 32,500 square foot facility (the "2024 Existing Improvements"); (ii) the renovation, reconstruction and operation of the 2024 Existing Improvements, along with utility and site improvements, signage, curbage, landscaping and stormwater retention improvements (collectively, the "2024 Improvements"); and (iii) the acquisition by the Company in and around the 2024 Improvements of certain items of machinery, equipment and other tangible personal property (the "2024 Equipment"; and, together with the Land, 2024 Existing Improvements and the 2024 Improvements, the "2024 Facility"); and

WHEREAS, in furtherance of the 2024 Project, the Agency and Company entered into (i) a Project Agreement, (ii) a Lease Agreement, (iii) a Leaseback Agreement, (iv) a Tax Agreement, and (v) related documents (collectively, the "2024 Agency Documents"), whereby

the Agency appointed the Company as agent to undertake the 2024 Project and provided the Company with certain forms of financial assistance (the "2024 Financial Assistance"); and

WHEREAS, the Agency also previously undertook a project (the "2025 Project") for the benefit of the Company consisting of: (i) the acquisition and/or retention by the Agency of a leasehold interest in the Land along with the approximately 32,500 square feet of building improvements located thereon (comprised of the 2024 Existing Improvements, 2024 Improvements, and hereinafter, the "2025 Existing Improvements"); (ii) the planning, design, engineering and construction of an approximately 8,000 square foot building for warehousing and related space, along with related utility and site improvements, access and egress improvements, curbage, sidewalks, landscaping and stormwater retention improvements (collectively, the "2025 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 "2025 Equipment"; and, together with the Land, the 2025 Existing Improvements and the 2025 Improvements, the "2025 Facility"); and

WHEREAS, in furtherance of the 2025 Project, the Agency and the Company entered into (i) a Project Agreement, dated January 6, 2025, (ii) an Amended and Restated Lease Agreement, dated as of January 1, 2025, (iii) an Amended and Restated Leaseback Agreement, dated as of January 1, 2025, (iv) a Tax Agreement, dated as of January 1, 2025, and (v) related documents (collectively, the "2025 Agency Documents"), whereby the Agency appointed the Company as agent of the Agency to undertake the 2025 Project and provided the Company with certain forms of financial assistance (the "2025 Financial Assistance"); and

WHEREAS, the Company has submitted an application to the Agency requesting the Agency's assistance with a certain project (the "Project") consisting of: (i) the acquisition and/or retention by the Agency of a leasehold interest in the Land along with the existing improvements located thereon (comprised of the 2025 Existing Improvements, the 2025 Improvements, and hereinafter, the "Existing Improvements"); (ii) the planning, design, construction and operation of an approximately 16,500 square foot addition to the Existing Improvements, along with 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, the Existing Improvements and the Improvements, the "Facility"), such Project to be undertaken by the Agency and the Company primarily through a Project Agreement (defined herein) and the amendment of the 2025 Agency Documents; and

WHEREAS, pursuant to Article 18-A of the Act, the Agency desires to adopt a resolution describing the Project and the Financial Assistance (as defined below) that the Agency is contemplating with respect to the Project; and

WHEREAS, it is contemplated that the Agency will (i) hold a public hearing, (ii) designate the Company as agent of the Agency for the purpose of undertaking the Project pursuant to a project agreement (the "Project Agreement"), (iii) negotiate and enter into an amended and restated lease agreement (the "Lease Agreement"), an amended and restated

leaseback agreement (the "Leaseback Agreement"), a tax agreement (the "Tax Agreement") and related documents, (iv) retain and/or take a leasehold interest in the Land, the Existing Improvements, the Improvements, the Equipment and the personal property constituting the Project (once the Lease Agreement, the Leaseback Agreement and the Tax Agreement have been negotiated), and (v) provide Financial Assistance to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction, reconstruction, renovation and equipping of the Facility and (b) a partial real property tax abatement structured through the Tax Agreement (collectively, the "Financial Assistance").

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. The Company has presented an Application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Application, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of acquiring, constructing and equipping the Project; and

(C) The Agency has the authority to take the actions contemplated herein under the Act; and

(D) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing employment opportunities in Genesee County, New York, and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a facility or a commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries.

Section 2. The Agency is hereby authorized to conduct a public hearing in compliance with the Act.

Section 3. 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 4. These Resolutions shall take effect immediately.

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

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

The Resolutions were thereupon duly adopted.

CERTIFICATION
(9 Lent Ave., LLC Project)

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 August 6, 2026, with the original thereof on file at the Agency's 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

AUTHORIZING RESOLUTION
(Excelsior Energy Center, LLC Project)

A regular meeting of the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center convened on Thursday, August 6, 2026.

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

Resolution No. 08/2026 - __

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY d/b/a GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") AUTHORIZING THE AMENDMENT OF THE LEASE AGREEMENT AND LEASEBACK AGREEMENT (TOGETHER WITH ANY OTHER RELATED DOCUMENTS) BY MODIFYING THE LEGAL DESCRIPTION CONSTITUTING THE LEASED PREMISES, AND TO EXECUTE AND DELIVER RELATED DOCUMENTS.

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, as amended (hereinafter collectively called the "Act"), the **GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY d/b/a GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER** (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, pursuant to a resolutions adopted June 3, 2021 and September 7, 2023 (collectively, the "Authorizing Resolution"), the Agency appointed **EXCELSIOR ENERGY CENTER, LLC** (the "Company"), as agent of the Agency to undertake a certain Project (the "Project") consisting of: (i) the acquisition by the Agency of fee title to or a leasehold interest in certain parcels of real property located in the Town of Byron, Genesee County, New York (the "Land", being more particularly described as a portion of certain tax parcels more fully identified on Exhibit A attached hereto, as may be subdivided and/or modified from time to time); (ii) the planning, design, construction and operation of a 280MWac PV solar electrical generation system, including panel foundations, inverters, transformers, interconnect wiring, utility connections, sitework, landscaping, fencing, security and related improvements (collectively, the "Improvements"); (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the "Equipment" and, collectively with, the Land and the Improvements, the "Facility"); and

WHEREAS, in furtherance of the Project, and in accordance with the Authorizing Resolution, the Agency and the Company entered into the following agreements: (i) that certain Lease Agreement, dated as of April 1, 2025, a memorandum of which was recorded in the Office of the Genesee County Clerk on April 18, 2025 as Instrument Number DE2025-580 (the "Lease Agreement"); (ii) that certain Leaseback Agreement, dated as of April 1, 2025, a memorandum

of which was recorded in the Office of the Genesee County Clerk on April 18, 2025 as Instrument Number DE2025-581 (the "Leaseback Agreement"); and (iii) related documents (collectively, the "Project Documents"); and

WHEREAS, the Company advised the Agency that the legal description of the Land has changed; and

WHEREAS, the Company has therefore requested the Project Documents be amended to account for the change in the legal description of the Land by amending Schedule A thereto; and

WHEREAS, the Agency desires to adopt a resolution authorizing the amendment to the Project Documents (the "Amendments").

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. The Agency hereby authorizes the execution and delivery of the Amendments.

Section 2. 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 3. These Resolutions shall take effect immediately upon adoption.

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

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

The Resolutions were thereupon duly adopted.

STATE OF NEW YORK
COUNTY OF GENESEE

)
) SS:

I, the undersigned Secretary of 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 Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center (the "Agency"), including the resolution contained therein, held on August 6, 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]

GCEDC Board of Directors
Jim Krencik, Senior Director, Marketing & Communications
August 6, 2026

Edwards Vacuum: The Batavia Career and Technical Education Center and peer training facilities throughout the GLOW Region are producing talented youth ready for advanced manufacturing careers.

2023 Orleans Career & Technical Education Center graduate Anthony Cercone, a manufacturing engineer at Edwards Vacuum, shared his experiences in high school and at PC Genesee. His story is part of outreach to student as Edwards Vacuum ramps up both production and hiring.



Batavia DRI 2.0: The City of Batavia Downtown Revitalization Initiative Local Planning Committee is actively seeking project proposals to be included in a Strategic Investment Plan.

In addition to GCEDC President & CEO Mark Masse serving as an advisory co-chair to the DRI LPC, GCEDC staff are supporting the project by expanding awareness of activities related to the DRI.

BATAVIA DRI 2.0

Take the Downtown Survey!

The City of Batavia was selected (for a second time) as a \$10 million winner of New York State's Downtown Revitalization Initiative (DRI) program to support transformational projects in the downtown!

We are at the very beginning of the DRI planning process. Your participation in this two-minute survey will help us understand what you value about downtown Batavia today, and where you see opportunities for its future.

Take the survey by scanning the QR code or by visiting the City's DRI 2.0 website



[CityOfBataviakn.gov/250/Downtown-Revitalization-Initiative-29](https://www.cityofbataviakn.gov/250/Downtown-Revitalization-Initiative-29)

ACT WorkKeys: A recent media release highlighted the strong performance of local high school students in the ACT WorkKeys assessments.

Local Students Excel in ACT WorkKeys Assessments

Students at GV BOCES, Batavia, Notre Dame & Pavilion have demonstrated their skills and earned ACT WorkKeys National Career Readiness Certificates

Platinum NCRC:	15.3%
Gold NCRC or Higher:	47.1%
Silver NCRC or Higher:	77.7%
Bronze NCRC or Higher:	97.7%

Genesee County Economic Development Center

Dashboard - June 2026

Balance Sheet - Accrual Basis

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	<u>6/30/26</u>	<u>5/31/26</u>	<u>[Per Audit]</u> <u>12/31/25</u>
ASSETS:			
Cash - Unrestricted	\$ 11,926,419	\$ 11,849,713	\$ 11,842,122
Cash - Restricted (A) (1)	10,410,550	10,037,198	16,905,847
Cash - Reserved (B) (2)	<u>6,355,843</u>	<u>6,350,648</u>	<u>6,944,779</u>
Cash - Subtotal	28,692,812	28,237,559	35,692,748
Grants Receivable (3)	4,050	19,218	517,192
Accounts Receivable - Current (4)	602,278	570,142	524,626
Interest Receivable	38,564	18,904	56,171
Deposits (5)	520,409	845,280	2,832
Prepaid Expense(s) (6)	53,707	61,470	46,466
Loans Receivable - Current	<u>45,070</u>	<u>50,189</u>	<u>54,301</u>
Total Current Assets	<u>29,956,890</u>	<u>29,802,762</u>	<u>36,894,336</u>
Land Held for Dev. & Resale (7)	61,068,803	61,068,803	55,717,406
Furniture, Fixtures & Equipment	72,862	72,862	72,862
Leasehold Improvements	<u>17,818</u>	<u>17,818</u>	<u>9,223</u>
Total Property, Plant & Equip.	61,159,483	61,159,483	55,799,491
Less Accumulated Depreciation	<u>(71,855)</u>	<u>(71,717)</u>	<u>(71,148)</u>
Net Property, Plant & Equip.	<u>61,087,628</u>	<u>61,087,766</u>	<u>55,728,343</u>
Accounts Receivable- Noncurrent (8)	4,050,000	4,050,000	4,050,000
Grants Receivable- Noncurrent (3)	50,850	50,850	50,850
Loans Receivable- Noncurrent (Net of \$23,393 Allow. for Bad Debt)	55,177	59,033	78,261
Right to Use Assets, Net of Accumulated Amortization	<u>89,614</u>	<u>89,614</u>	<u>89,614</u>
Other Assets	<u>4,245,641</u>	<u>4,249,497</u>	<u>4,268,725</u>
TOTAL ASSETS	<u>95,290,159</u>	<u>95,140,025</u>	<u>96,891,404</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Pension Outflows (14)	<u>301,089</u>	<u>301,089</u>	<u>301,089</u>
Deferred Outflows of Resources	<u>301,089</u>	<u>301,089</u>	<u>301,089</u>
LIABILITIES:			
Accounts Payable (9)	79,584	392,628	2,212,365
Loan Payable - Genesee County - Current (10)	350,000	350,000	335,000
Loans Payable - ESD - Current (11)	5,196,487	5,196,487	5,196,487
Accrued Expenses	43,672	29,115	37,757
Lease Payable - Current	9,300	9,300	9,300
Customer Deposits (12)	633,312	304,224	42,532
Unearned Revenue (13)	<u>8,484,458</u>	<u>8,484,422</u>	<u>14,064,762</u>
Total Current Liabilities	<u>14,796,813</u>	<u>14,766,176</u>	<u>21,898,203</u>
Loan Payable - Genesee County - Noncurrent (10)	1,500,000	1,500,000	1,850,000
Lease Payable - Noncurrent	85,993	85,993	85,993
Net Pension Liability (14)	<u>426,638</u>	<u>426,638</u>	<u>426,638</u>
Total Noncurrent Liabilities	<u>2,012,631</u>	<u>2,012,631</u>	<u>2,362,631</u>
TOTAL LIABILITIES	<u>16,809,444</u>	<u>16,778,807</u>	<u>24,260,834</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred Pension Inflows (14)	<u>9,637</u>	<u>9,637</u>	<u>9,637</u>
Deferred Inflows of Resources	<u>9,637</u>	<u>9,637</u>	<u>9,637</u>
NET ASSETS	<u>\$ 78,772,167</u>	<u>\$ 78,652,670</u>	<u>\$ 72,922,022</u>

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Significant Events:

1. Restricted Cash - Includes cash deposited by ESD into imprest accounts related to the \$8M, \$33M and \$56M STAMP grants. Expenditures out of these accounts are pre-authorized by ESD.
 2. Reserved Cash - Funds have been internally reserved as matching funds related to the FAST NY grant supporting STAMP development. Funds have also been reserved as collateral for the \$4M letter of credit required by NYPA.
 3. Grants Receivable - National Grid grants support marketing and development activities for STAMP and the LeRoy Food & Tech Park.
 4. Accounts Receivable - Current - Economic Development Funding, MTC Management, Project Origination Fee installments due within 12 months of the balance sheet date (Hecate Solar \$275K, GE Bergen \$100K & HP Hood \$129.8K), misc.
 5. Deposits - Includes deposit paid to NY Power Authority, which will be reduced as expenses are recognized; Down payment on the 345 kv breaker for STAMP; MTC lease security deposit.
 6. Prepaid Expense(s) - CCS Task 2 Annual Raptor Survey, and insurance.
 7. Land Held for Dev. & Resale - Additions are related to STAMP development costs.
 8. Accounts Receivable - Noncurrent - Termed out project origination fees from GE Bergen and Hecate Solar that will not be collected within 12 months from the Balance Sheet date.
 9. Accounts Payable - 2025 legal expenses related to Ellicott Station that will be paid in 2026, interest earned on grant funds that will be remitted to ESD, dental insurance and e3communications.
 10. Loan Payable - Genesee County (Current & Noncurrent) - Per a Water Supply Agreement with Genesee County, the County remitted \$4M to the GCEDC to put towards water improvements located in the Town of Alabama and the Town of Pembroke and other Phase II improvements as identified by the County. GCEDC started making annual payments to the County of \$448,500 beginning in January 2020.
 11. Loans Payable - ESD - Current - Loans from ESD to support STAMP land acquisition and related soft costs.
 12. Customer Deposits - Funds received from projects that are subject to the Local Labor Policy and responsible for covering expenses related to the required reporting; Funds received from data center projects to cover expenses related to review of their applications.
 13. Unearned Revenue - STAMP ESD grant funds received in advance and deposited into an imprest cash account (related to the \$33M grant, \$8M grant and \$56M FAST NY grant); Municipal and National Fuel grant funds received, but not yet expended / earned; interest received in advance; Genesee County contribution received in advance.
 14. Deferred Pension Outflows / Deferred Pension Inflows / Net Pension Liability - Accounts related to implementation of GASB 68.
- (A) Restricted Cash = Customer Deposits, BP2 Funds, GAIN! Loan Funds, Municipal Funds, Grant Funds Received in Advance, Batavia Home Funds.
(B) Reserved Cash = FAST NY Grant Matching Funds, STAMP Letter of Credit Reserve, Workforce Dev Funds, CBA Funds.

**Genesee County Economic Development Center
Dashboard - June 2026
Profit & Loss - Accrual Basis**

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	YTD				2026 Board Appr.	2026 YTD %
	6/30/26	6/30/25	2026	2025	Budget	of Budget
<u>Operating Revenues:</u>						
Genesee County	\$ 19,459	\$ 19,459	\$ 116,755	\$ 116,755	\$ 233,513	50%
Genesee County - WFD	2,083	2,083	12,499	12,499	25,000	50%
Fees - Projects	126,000	3,750	180,250	4,798,722	1,057,000	17%
Fees - Services	7,372	7,309	44,231	43,855	88,460	50%
Interest Income on Loans	112	253	740	1,148	1,330	56%
Rent	8,420	5,979	17,770	16,034	28,780	62%
Common Area Fees - Parks	-	-	2,836	2,814	2,855	99%
Grants (1)	1,405	2,258,032	6,150,638	9,003,792	35,913,690	17%
GGLDC Grant - Econ. Dev. Program Support	25,000	25,000	150,000	150,000	300,000	50%
Land Sale Proceeds	-	-	10,010	-	-	N/A
BP ² Revenue	19,460	-	19,460	7,374	45,752	43%
Other Revenue (2)	214,982	15,117	358,879	194,792	86,915	413%
Total Operating Revenues	424,293	2,336,982	7,064,068	14,347,785	37,783,295	19%
<u>Operating Expenses</u>						
General & Admin	128,450	116,785	796,716	736,304	1,800,355	44%
Professional Services (3)	218,967	29,370	418,647	170,116	257,065	163%
Site Maintenance/Repairs	848	8,679	9,858	13,029	64,500	15%
Property Taxes/Special District Fees	-	-	3,659	3,873	4,137	88%
BP ² Expense	-	-	-	-	-	N/A
PIF Expense	-	-	106,835	71,284	205,137	52%
Grant Expense - Batavia Home Fund	-	-	-	10,000	-	N/A
CBA Pass Through	-	-	-	-	-	N/A
Site Development Expense	100	58,848	170,300	456,447	30,460,169	0.6%
Real Estate Development (4)	-	2,654,712	5,359,992	8,805,033	7,406,981	72%
Balance Sheet Absorption	-	(2,654,712)	(5,359,992)	(8,805,033)	-	N/A
Total Operating Expenses	348,365	213,682	1,506,015	1,461,053	40,198,344	4%
Operating Revenue (Expense)	75,928	2,123,300	5,558,053	12,886,732	(2,415,049)	
<u>Non-Operating Revenue</u>						
Other Interest Income	43,569	70,632	292,092	366,483	388,000	75%
Total Non-Operating Revenue	43,569	70,632	292,092	366,483	388,000	75%
Change in Net Assets	119,497	2,193,932	5,850,145	13,253,215	\$ (2,027,049)	
Net Assets - Beginning	78,652,670	54,571,251	72,922,022	43,511,968		
Net Assets - Ending	\$ 78,772,167	\$ 56,765,183	\$ 78,772,167	\$ 56,765,183		

Significant Events:

1. Grants YTD - Med Tech Landing annual contribution to the Batavia Home Fund (to be paid in 2026-2045); PIF from RJ Properties (Liberty Pumps) supports Apple Tree Acres Infrastructure improvements; PIF from Yancey's Fancy supports Infrastructure Fund Agreement with the Town of Pembroke; Community Benefit Agreement payment dedicated to STAMP by sourcing debt service payments to the County; National Grid grant supports marketing and development activities for STAMP; ESD \$33M, \$8M and FAST NY Grants support STAMP engineering, environmental, legal, infrastructure, etc.

2. Other Revenue YTD - Annual meeting registrations, local labor reporting and data center project review expenses covered by participating projects, misc.

3. Professional Services YTD - Includes legal and consulting services for the data center project review, local labor requirements, government relations, audits, and other related matters.

4. Real Estate Development Costs YTD - STAMP development costs.

4.1

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Genesee County Economic Development Center
June 2026 Dashboard
Statement of Cash Flows

DRAFT

	6/30/26	YTD
CASH FLOWS PROVIDED (USED) BY OPERATING ACTIVITIES:		
Genesee County	\$ 21,542	\$ 150,796
Fees - Projects	126,000	170,250
Fees - Services	-	22,115
Interest Income on Loans	148	713
Rent	8,420	17,770
Common Area Fees - Parks	-	2,836
Grants	16,573	1,040,380
BP ² Revenue	19,460	19,460
GGLDC Grant - Economic Development Program Support	-	75,000
Other Revenue	214,982	407,648
Repayment of Loans	8,975	32,315
Net Land Sale Proceeds	-	10,010
Customer Deposit	329,088	703,858
General & Admin Expense	(105,877)	(808,173)
Professional Services	(218,967)	(555,491)
Site Maintenance/Repairs	(848)	(9,858)
Site Development	(100)	(240,289)
Property Taxes/Special District Fees	-	(3,659)
PIF Expense	-	(124,021)
Deposit Paid	-	(1,216,415)
Improv/Additions/Adj to Land Held for Development & Resale	-	(6,607,483)
Net Cash Provided (Used) By Operating Activities	<u>419,396</u>	<u>(6,912,238)</u>
CASH FLOWS USED BY CAPITAL & RELATED FINANCING ACTIVITIES:		
Purchase of Capital Assets/Leasehold Improvements	-	(10,200)
Net Cash Used By Capital & Related Financing Activities	<u>-</u>	<u>(10,200)</u>
CASH FLOWS USED BY NONCAPITAL FINANCING ACTIVITIES:		
Principal Payments on Loan	-	(335,000)
Net Cash Used By Noncapital Financing Activities	<u>-</u>	<u>(335,000)</u>
CASH FLOWS PROVIDED BY INVESTING ACTIVITIES:		
Interest Income (Net of Remittance to ESD)	<u>35,857</u>	<u>257,502</u>
Net Change in Cash	455,253	(6,999,936)
Cash - Beginning of Period	28,237,559	35,692,748
Cash - End of Period	<u>\$ 28,692,812</u>	<u>\$ 28,692,812</u>
RECONCILIATION OF NET OPERATING REVENUE TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:		
Operating Revenue	\$ 75,928	\$ 5,558,053
Depreciation Expense	138	707
(Increase) Decrease in Operating Accounts/Grants Receivable	(16,968)	435,490
(Increase) Decrease in Deposits	324,871	(517,577)
(Increase) Decrease in Prepaid Expenses	7,763	(7,241)
Decrease in Loans Receivable	8,975	32,315
Increase in Land Held for Development & Resale	-	(5,351,397)
Decrease in Operating Accounts Payable	(324,992)	(2,078,979)
Increase in Accrued Expenses	14,557	5,915
Increase (Decrease) in Unearned Revenue	36	(5,580,304)
Increase in Customer Deposits	329,088	590,780
Total Adjustments	<u>343,468</u>	<u>(12,470,291)</u>
Net Cash Provided (Used) By Operating Activities	<u>\$ 419,396</u>	<u>\$ (6,912,238)</u>

GCEDC Audit & Finance
Jim Krencik, Senior Director, Marketing & Communications
August 4, 2026

New York State Economic Development Council Sponsorship

Discussion: The GCEDC participates in multiple New York State Economic Development Council (NYSEDC) events and delegations, including NYSEDC conferences and NYSEDC-led delegations and programs at business development events.

The GCEDC's 2026 expenses related to these events will exceed the \$10,000 previously approved in January. This is due to the GCEDC's participation in NYSEDC training events and an annual membership fee not being reflected in the previous request.

- NYSEDC Membership
- Sponsorship of NYSEDC Economic Development Conference and Annual Meeting
- Registration for NYSEDC Economic Development Conference and Annual Meeting
- Sponsorship of Semicon West
- Sponsorship of NYSEDC-led events at other business development events

Sponsorship of these events provides both GCEDC staff with technical information and the latest best practices; and a sizable presence at events that directly lead to business development engagements and project wins.

These expenses were anticipated in the GCEDC's budget. A portion of the expenses are also eligible for reimbursement through a National Grid grant.

Board Action Request: Approval to expend up to \$16,000 with NYSEDC in 2026.

GCEDC
STAMP Committee Report
August 4, 2026

Brush Hogging Bids

At the previous STAMP Committee meeting, the Committee considered the procurement of brush hogging services required for compliance with the New York State Department of Environmental Conservation (DEC) Part 182 Permit.

Staff solicited quotes from 12 contractors for the required brush hogging services. Prior to the Board meeting, only one responsive quotation was received, in the amount of \$21,000.

During the Committee's discussion, members expressed concern that the quoted cost appeared excessive for the scope of work and determined that additional options should be explored before proceeding with an award. As a result, no action was taken on the procurement, and the agenda item was tabled.

Following the meeting, staff explored the possibility of obtaining the required services through a shared services arrangement with the County or Town of Alabama. Those efforts were unsuccessful, as both the County and Town indicated they are currently unable to perform the work.

In light of the Board's direction to seek additional competition, staff reissued a request for quotes using the same scope of work. The request was distributed to all contractors originally solicited, along with 12 additional contractors identified as potential service providers. The objective of reissuing the request is to increase competition and obtain the best value for the GCEDC while ensuring the required mowing is completed in accordance with the DEC Part 182 Permit between August 15th and September 30th.

Bid results are attached. Fava Brothers is the lowest bidder that meets all of the requirements, with a bid in the amount of \$3,800. Staff recommends awarding the contract to Fava Brothers, to be paid from the Part 182 mitigation account.

STAMP Brush Hogging 2026	Quote Amount	Prevailing Wage Statement	Insurance	W/C	Permissible Contacts Affirmation Policy	Procurement Contract Award – Required Cert. of Compl.	Offerer Disclosure of Prior Non-Responsibility Determinations	W-9	Other Notes:
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Bid Recommendation:

Fava Brothers	\$3,800.00	X	\$4M	X	X	X	X	X	
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Bids Received:

B&B Stump Grinding & Bush Removal - Holley	\$2,995.00	X	\$5M		X	X	X		Self Employed, no workers comp.
Double A Landscapping, LLC - Clarence Center	\$15,170.62	X	\$2M	X	X	X	X	X	Does not have the insurance required.
ETS Clearing & Grading - Alden	\$14,250.00	X	\$6M	X	X	X	X	X	
RKK, LLC / Ray Smith - Oakfield	\$17,000.00	X	\$4M	X	X	X	X	X	
Superior Utility Services - Arcade	\$12,000.00	X	\$6M	X	X	X	X	X	
Spur Line Construction Corp.	\$21,000.00	X	X	X	X	X	X	X	

Responded but did not Bid:

All-Pro Ground Construction - Gainesville									Does not have enough insurance, otherwise would bid.
Alleghany Services									Could not fit into their schedule.
BTS Land Clearing & Rentals - Varysburg									Does not have enough insurance, otherwise would bid.
Precision Lawn care									Does not have enough insurance, otherwise would bid.
Scalia's Landscape									No longer has a brush hog and cannot do the work.
Twin Oak Trails - Alden									Does not have enough insurance, otherwise would bid.

Requested Bids, did not respond:

Bison Earthworks									
Bubba's Landscape									
Burdicks Mowing & Rototiller Service - Albion									
Doles Landscapping & Property Maintenance - West Seneca									
Frontline Clearing & Construction - Geneseo									
G&M Land Management									
Mike Glazier - Arborist									
Modern Landscape & Maintenance - Orchard Park									
Northeast Woodland Restoration, LLC									
Rogue Earthworks									
WM Biers, Inc.									

Sewer line and pump station change order

Discussion: In June of 2025 the GCEDC went out to bid for onsite sewer lines and pump station that would connect the sewer outfall at the Edwards site to the hold and haul tank. The GCEDC awarded the bid to Milhurst Construction for \$536,700. This contract was awarded as a unit price contract that had estimates in the design and bid packets for the amount and length of material needed to complete the project. During construction of the project there were a few items that the actual cost had exceeded the estimated lengths and quantities included in the bid design. That resulted in a change order increase of \$80,147.87.

Fund commitment: Additional \$80,147.87.

Committee action request: Recommend approval to the full Board of the change order presented here to pay an additional \$80,147.87 from the FAST NY funds.

Contractor	DN Tanks	Milherst Construction	Keeler
Work performed	Water tank, water lines	Sewer lines, pump station	Roadway
Original contract award	\$ 4,473,280.00	\$ 536,700.00	\$ 956,960.00
Change order increase (decrease)	(295,940.81)	80,147.87	(306,107.00)
Total final contract	\$ 4,177,339.19	\$ 616,847.87	\$ 650,853.00

Change Order No. 1

Date of Issuance: June 9, 2026
Owner: GCEDC
Contractor: Milherst Construction, Inc.
Engineer: CPL
Project: STAMP-Edwards Infrastructure

Effective Date: June 9, 2026
Owner's Contract No.:
Contractor's Project No.:
Engineer's Project No.: R24.15784.00
Contract Name: Contract 1-Onsite
Sanitary Sewer

The Contract is modified as follows upon execution of this Change Order:

Description: This change order provides cost adjustments for the bid quantities versus actually quantities installed. It also include additional work performed by Milherst Construction, Inc. outside of the original contract scope.

Attachments: Final Quantity Adjustment and Milherst Change Order Request

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES [note changes in Milestones if applicable]
Original Contract Price: \$ <u>536,700.00</u>	Original Contract Times: Substantial Completion: <u>August 1, 2025</u> Ready for Final Payment: <u>September 1, 2025</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. ___ to No. __: N/A \$ <u>0.00</u>	[Increase] [Decrease] from previously approved Change Orders No. ___ to No. __: N/A Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ <u>536,700.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>August 1, 2025</u> Ready for Final Payment: <u>September 1, 2025</u> days or dates
Increase of this Change Order: \$ <u>80,147.87</u>	Increase of this Change Order: NA Substantial Completion: <u>October 1, 2025</u> Ready for Final Payment: <u>July 1, 2026</u> days or dates
Contract Price incorporating this Change Order: \$ <u>616,847.87</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>October 1, 2025</u> Ready for Final Payment: <u>July 1, 2026</u> days or dates

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: <u>[Signature]</u>	By: <u>[Signature]</u>	By: <u>[Signature]</u>	By: <u>[Signature]</u>	By: <u>[Signature]</u>	By: <u>[Signature]</u>
Engineer (if required)		Owner (Authorized Signature)		Contractor (Authorized Signature)	
Title: Zach Anderson, Project Manager	Title: Mark A. Masse, President & CEO	Title: V. Pius	Title: V. Pius	Title: V. Pius	Title: V. Pius
Date: 6/24/25	Date: _____	Date: _____	Date: _____	Date: 6/10/26	Date: _____

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____

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Genesee County Economic Development Center
STAMP Edwards Infrastructure - Onsite Sanitary Sewer
Milherst Construction, Inc.
Construction Over/Under Change Order
June 2026

Item	Description	Estimated Bid Quantity	Unit	Unit Price	Total Bid Amount	Quantity Installed	Total Quantity Installed	% Complete	Addition	Deduction
1	Mobilization	1	LS	\$15,000.00	\$ 15,000.00	1	\$ 15,000.00	100.0%	\$ -	\$ -
2	Maintenance & Protection of Traffic	1	LS	\$25,000.00	\$ 25,000.00	1	\$ 25,000.00	100.0%	\$ -	\$ -
3	Erosion Control	1	LS	\$20,000.00	\$ 20,000.00	1	\$ 20,000.00	100.0%	\$ -	\$ -
4	Select Granular Fill	100	CY	\$100.00	\$ 10,000.00	715	\$ 11,600.00	116.0%	\$ 1,600.00	\$ -
5	8-Inch Diameter SDR-35 PVC Sanitary Sewer	60	LF	\$175.00	\$ 10,500.00	0.0	\$ -	0.0%	\$ -	\$ (10,500.00)
6	12-Inch Diameter SDR-35 PVC Sanitary Sewer	280	LF	\$180.00	\$ 50,400.00	398	\$ 71,640.00	142.1%	\$ 21,240.00	\$ -
7	16-Inch Diameter SDR-35 PVC Sanitary Sewer	60	LF	\$330.00	\$ 19,800.00	154	\$ 50,820.00	256.7%	\$ 31,020.00	\$ -
8	2-Inch Diameter DR-9 HDPE Sanitary Sewer Force Main	2,200	LF	\$25.00	\$ 55,000.00	1,644	\$ 41,100.00	74.7%	\$ -	\$ (13,900.00)
9	Horizontal Directional Drill 2-Inch Diameter DR-9 HDPE Sanitary Sewer	250	LF	\$100.00	\$ 25,000.00	292	\$ 29,200.00	116.8%	\$ -	\$ 4,200.00
10	Horizontal Directional Drill 6-Inch Diameter DR-17 HDPE Sanitary Sewer	80	LF	\$250.00	\$ 20,000.00	80	\$ 20,000.00	100.0%	\$ -	\$ -
12	5-Foot Diameter Precast Sanitary Manholes	7	EA	\$18,000.00	\$ 126,000.00	7.00	\$ 126,000.00	100.0%	\$ -	\$ -
13	3-Foot Diameter Prefabricated Sanitary Sewer Pump Station	1	LS	\$145,000.00	\$ 145,000.00	1.00	\$ 145,000.00	100.0%	\$ -	\$ -
14	Field Change Allowance	1	LS	\$10,000.00	\$ 10,000.00	0.43	\$ 4,250.00	42.5%	\$ -	\$ (5,750.00)
15	Compaction Testing Allowance	1	LS	\$5,000.00	\$ 5,000.00	0.0	\$ -	0.0%	\$ -	\$ (5,000.00)
As Bid Totals =					\$ 336,700.00		\$ 589,510.00	104.3%	\$ 53,760.00	\$ (30,950.00)

Change Order										
1a	Pump Station Additional Work	1	LS	\$ 25,122.86	\$ 25,122.86	1.00	\$ 25,122.86	100.0%	\$ 25,122.86	\$ -
1b	6" Lateral to Plug Power	1	LS	\$ 8,299.37	\$ 8,299.37	1.00	\$ 8,299.37	100.0%	\$ 8,299.37	\$ -
1c	Manhole Bases and Additional Backfill	1	LS	\$ 8,448.70	\$ 8,448.70	1.00	\$ 8,448.70	100.0%	\$ 8,448.70	\$ -
1d	Additional Excavation for Pipe Alignment Adjustments	1	LS	\$ 3,968.98	\$ 3,968.98	1.00	\$ 3,968.98	100.0%	\$ 3,968.98	\$ -
1e	Reset Frame & Cover MH C0-03	1	LS	\$ 2,755.78	\$ 2,755.78	1.00	\$ 2,755.78	100.0%	\$ 2,755.78	\$ -
1f	Pump Replacement	1	LS	\$ 4,832.29	\$ 4,832.29	1.00	\$ 4,832.29	100.0%	\$ 4,832.29	\$ -
1g	Check Dams	1	LS	\$ 3,909.89	\$ 3,909.89	1.00	\$ 3,909.89	100.0%	\$ 3,909.89	\$ -

Change Order Total = \$ 57,337.87 \$ 57,337.87 100% \$ 57,337.87 \$ -

Contract Totals = \$ 594,037.87 \$ 646,847.87 108.9% \$ 111,097.87 \$ (30,950.00)

Net Increase/Decrease = \$ 50,147.87
() Indicates Underrun

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Change Order

MILHERST CONSTRUCTION, INC. 10025 County Road PO Box 430 CLARENCE CENTER, NY, 14032-0430 (716) 688-9098 FAX (716) 688-9562		Page 1																																																			
PROPOSAL SUBMITTED TO GCEDC		DATE April 14, 2026																																																			
STREET 99 MedTec Drive, Suite 106		JOB NAME STAMP Edwards Infrastructure																																																			
CITY, STATE AND ZIP CODE Batavia, NY 14020		JOB LOCATION Alabama, NY																																																			
ARCHITECT CPL	DATE OF PLANS NA	ATTN Zach Anderson																																																			
FAX 0																																																					
We Propose hereby to furnish material and labor -- complete in accordance with specifications below, for the sum of:																																																					
Sixty-Four Thousand Nine Hundred Seventy-Seven Dollars and Eighty-Seven Cents		\$ 64,977.87 \$57,337.87																																																			
Payment to be made as follows: Monthly pay requests due net 30 days from date of invoice, Service Charges: 30-90 days (Prime+2%) Over 90 days (Prime + 4%) per annum, compounded monthly, plus and collection or legal fees. All unpaid invoices over 6 months will be subject to renegotiation.																																																					
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.		Authorized Signature  Note: This proposal may be withdrawn by us if not accepted within 3000.00% days																																																			
We hereby submit specification and estimates for:		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Direct Cost</th> <th style="width: 10%;">Markup</th> <th style="width: 40%;">Total</th> </tr> </thead> <tbody> <tr> <td>Pump Station Design Change</td> <td>\$21,845.97</td> <td>15.00% \$ 25,122.86</td> </tr> <tr> <td colspan="3">Change in Bid Design Cost Difference.</td> </tr> <tr> <td>6" DR17 Pipe Replacement</td> <td>\$ 7,216.84</td> <td>15.00% \$ 8,299.37</td> </tr> <tr> <td colspan="3">80ft of Replacement 6" Pipe Due to Failure. Removal of DR17 & Reinstall With DR11, Labor & Equipment, Turner Underground Additional Time. Date of Change Order Was 8/1/25</td> </tr> <tr> <td>Manhole Risers and Additional Backfill</td> <td>\$ 7,346.70</td> <td>15.00% \$ 8,448.70</td> </tr> <tr> <td colspan="3">Riser Rings, Additional Adjustments, Additional Backfill & Restoration, Labor & Equipment. Date of Change Order 7/25, 9/15-9/16</td> </tr> <tr> <td>Additional Excavation for Pipe Alignment Change</td> <td>\$ 3,451.28</td> <td>15.00% \$ 3,968.98</td> </tr> <tr> <td colspan="3">Pipe Trench Excavation Change from Bid Set. Revised Drawings Issued 6-4-2025</td> </tr> <tr> <td>Reset Frame & Riser on Manhole CN-03</td> <td>\$ 2,396.33</td> <td>15.00% \$ 2,755.78</td> </tr> <tr> <td colspan="3">Repair Due to Plow Damage Over Winter.</td> </tr> <tr> <td>F & I 3 Risers on Existing Holding Tank</td> <td>\$ 6,844.00</td> <td>15.00% \$ 7,840.00</td> </tr> <tr> <td colspan="3">Furnish & Install 3 Risers on an Existing Holding Tank. Seal Risers. Restore Grade & Raseed Lawn Area.</td> </tr> <tr> <td>Pump Replacement</td> <td>\$ 4,201.99</td> <td>15.00% \$ 4,832.29</td> </tr> <tr> <td colspan="3">Investigate Issues With Pump Per CPL. Wood From Edwards Jammed in Pump. Replacement Installed.</td> </tr> <tr> <td>Stone Check Dams</td> <td>\$ 3,399.91</td> <td>15.00% \$ 3,909.89</td> </tr> <tr> <td colspan="3">Place Stone Check Dams Along Existing Ditch For Added Erosion Controls Per CPL</td> </tr> </tbody> </table>	Direct Cost	Markup	Total	Pump Station Design Change	\$21,845.97	15.00% \$ 25,122.86	Change in Bid Design Cost Difference.			6" DR17 Pipe Replacement	\$ 7,216.84	15.00% \$ 8,299.37	80ft of Replacement 6" Pipe Due to Failure. Removal of DR17 & Reinstall With DR11, Labor & Equipment, Turner Underground Additional Time. Date of Change Order Was 8/1/25			Manhole Risers and Additional Backfill	\$ 7,346.70	15.00% \$ 8,448.70	Riser Rings, Additional Adjustments, Additional Backfill & Restoration, Labor & Equipment. Date of Change Order 7/25, 9/15-9/16			Additional Excavation for Pipe Alignment Change	\$ 3,451.28	15.00% \$ 3,968.98	Pipe Trench Excavation Change from Bid Set. Revised Drawings Issued 6-4-2025			Reset Frame & Riser on Manhole CN-03	\$ 2,396.33	15.00% \$ 2,755.78	Repair Due to Plow Damage Over Winter.			F & I 3 Risers on Existing Holding Tank	\$ 6,844.00	15.00% \$ 7,840.00	Furnish & Install 3 Risers on an Existing Holding Tank. Seal Risers. Restore Grade & Raseed Lawn Area.			Pump Replacement	\$ 4,201.99	15.00% \$ 4,832.29	Investigate Issues With Pump Per CPL. Wood From Edwards Jammed in Pump. Replacement Installed.			Stone Check Dams	\$ 3,399.91	15.00% \$ 3,909.89	Place Stone Check Dams Along Existing Ditch For Added Erosion Controls Per CPL		
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Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Date Of Acceptance: _____ Signature: _____ _____ Signature: _____																																																					

6.3

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Revision to proposal from GHD for acoustic study review

Discussion: The GCEDC had a proposal from GHD to peer review the acoustics study provided by STREAM Data Centers US for the proposed project at STAMP that was approved in March for \$13,730 to be covered under the reimbursement agreement with STREAM. At the May 7th meeting there was an approval to increase that contract by \$14,650. We have completed the study and due to multiple reviews there is one final increase of \$6,000.

Fund Commitment: \$6,000 to be covered under the reimbursement agreement with STREAM.

Committee Action request: Recommend approval of the proposal.

Deposit with RG & E

Discussion: The GCEDC approved a Letter of Intent (LOI) with RG & E at the June 4th Board meeting. That LOI's scope of work is for the improvements at an RG & E owned substation as described in the SIS study completed by the NYISO for the second 300 mw request for the STAMP site. This deposit is the first milestone payment towards that work.

Fund Commitment: \$500,000.

Committee Action request: Recommend approval of the deposit.



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

Invoice#: Q1484-01
Date: July 10, 2026

RE: Q1484 STAMP Project

CUSTOMER DEPOSIT INVOICE

Deposit payment due...

\$500,000.00

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