



GCEDC STAMP Committee Meeting
Wednesday, March 4, 2026
Location: 99 MedTech Drive, Innovation Zone
8:00 a.m.

MINUTES

ATTENDANCE

Committee Members: M. Gray, C. Kemp, P. Zeliff, *C. Yunker (Video Conference)
Staff: M. Masse, L. Farrell, K. Galdun, J. Krencik, P. Heimlich
Guests: R. Crossen (Town of Alabama), H. Schultz (Town of Alabama – Board Member),
M. Fitzgerald (Philips Lytle), L. Mancuso (GCEDC Board Member), R. Ball
(Empire State Development – Video Conference)

Absent:

**C. Yunker attended the meeting via Video Conference, therefore he did not count towards the quorum.*

1. Call to Order / Enter Public Session

P. Zeliff 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 8:00 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 M. Gray and approved by all members present.

1b. Re-Enter Public Session

M. Gray made a motion to enter back into public session at 8:23 a.m., seconded by C. Kemp and approved by all.

2. Chairman's Report & Activities

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

2b. Minutes: February 4, 2026

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

P. Zelif - Yes
C. Yunker - N/A (Video Conference – Not officially in attendance)
M. Gray - Yes
C. Kemp - Yes

The item was approved as presented.

3. Discussions / Official Recommendations to the Board:

3a. Change Order for O’Connell – The GCEDC has a contract with O’Connell Electric for construction of the substation at STAMP. They have submitted three change orders all of which are related to NYPA changes, one is a change after construction was completed. These increases result in the overall amount exceeding the \$1,000,000 contingency line item in the original contract causing an increase to the contract amount of \$869,415.

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

Committee Action Request: Recommend approval to the full Board of the three change orders.

M. Gray made a motion to recommend to the full Board the approval of the three change orders for O’Connell totaling \$869,415 as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zelif - Yes
C. Yunker - N/A (Video Conference – Not officially in attendance)
M. Gray - Yes
C. Kemp - Yes

The item was approved as presented.

3b. Vegetable Stand at STAMP – There is a local farmer who currently rents land at STAMP to farm every year. He has reached out and asked that as part of his land lease agreement could he also put a vegetable stand up at STAMP, located on old Patterson Road so there is an area for people to pull off the road.

Fund Commitment: None.

Committee Action Request: Recommend approval to the full Board to add the vegetable stand language to the lease agreement for the farmland.

P. Zelif questioned why the farmer doesn’t put the stand on his own property and R. Crossen stated that his house is on a dead end, so he imagined that was why. P. Zelif also asked about liability and L. Farrell replied that that is why it seemed fitting to add it to the existing lease agreement given it already has those liability limits included in the agreement.

C. Kemp made a motion to recommend to the full Board the approval to add the vegetable stand language to the existing lease agreement with Norm Geiss as presented; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Zelif - Yes
C. Yunker - N/A (Video Conference – Not officially in attendance)
M. Gray - Yes
C. Kemp - Yes

The item was approved as presented.

3c. Order for 345 kv Breaker – In connection with the System Impact Study conducted for the additional 300 mw of power there were improvements required in a substation owned by RG & E. One of the items needed is a 345 kv breaker and the concern is that it is a very long lead time on the procurement. Working with a contractor we have been able to find a 345 kv breaker that can be procured by April 2027 if we order by March 6, 2026. RG & E has reviewed the specifications for this breaker and stated that it would be acceptable to them.

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

Committee Action Request: Recommend approval to the full Board of the proposal to order the 345 kv breaker for and make the \$216,415.40 deposit.

M. Gray made a motion to recommend to the full Board the approval of the proposal to order the 345 kv breaker at a cost of \$721,385 as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zelif - Yes
C. Yunker - N/A (Video Conference – Not officially in attendance)
M. Gray - Yes
C. Kemp - Yes

The item was approved as presented.

3d. Survey for Substation PSA – In October of 2021 the GCEDC asked four companies for bids to complete a boundary survey with legal description, metes and bounds for new substation at north end of site. That boundary survey will then be split into two parcels with National Grid and NYPA being the two parties who will take ownership of the parcels upon subdivision. The survey work will need to be completed according to NYPA and National Grid specifications.

The results of the bidding process were as follows:

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

The contract was awarded to Frandina who completed the majority of the work and we have been waiting on NYPA and National Grid to approve the property split before finishing. Grid and NYPA wanted the construction of the substation to be substantially completed to ensure that the locations would be

accurate. NYPA and Gird have now asked for additional items to be included in the survey that were not in the original scope such as marking the placement of all structures within the station on the survey as well as completed the metes and bounds for the access road so that they can have an access easement filed so they can have rights to get to the substation.

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

Committee Action Request: Recommend to the full Board the approval of survey contract for STAMP.

C. Kemp made a motion to recommend to the full Board the approval of the survey contract with Frandina Engineering not to exceed \$17,070 for the substation PSA at STAMP as presented; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Zelif - Yes
C. Yunker - N/A (Video Conference – Not officially in attendance)
M. Gray - Yes
C. Kemp - Yes

The item was approved as presented.

R. Ball left the meeting at 8:32 a.m.

3e. SEQR Process 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 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 (SEQR) act process, STREAM Data Centers has submitted a Long Environmental Assessment Form (LEAF) and associated material for the Double Reed project at STAMP.

SEQRA Process Update

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

- Stream submitted its initial SEQRA application documentation to GCEDC on December 12, 2025.
- On December 23, 2025, GCEDC sent its notice to all interested and involved agencies of its intent to act as lead agency for the SEQRA review of Project Double Reed.
- On January 5, 2026, GCEDC circulated preliminary comments and requests for clarification/information to STREAM in its anticipated role as lead agency.
- On January 27, 2026, GCEDC circulated a SEQRA update letter to all involved and interested agencies, explaining that, in its anticipated role as lead agency, GCEDC circulated preliminary comments and requests for clarification/information to Stream,

and requested that involved and interested agencies provide any comment on updated SEQRA materials when they are received.

- Having received no objections from any involved agency within the 30 days permitted under SEQRA, by resolution at its regular board of directors meeting on February 5, 2026, GCEDC accepted lead agency responsibility for the review of Project Double Reed.
- On February 18, 2026, Stream submitted updated SEQRA documents to GCEDC for review.
- GCEDC circulated the updated SEQRA materials to all interested and involved agencies by letter dated February 23, 2026, requesting comment on same. Agencies were provided until March 31st to submit any additional comments on the application.
- GCEDC staff have updated the GCEDC Project Page website (located at <https://www.gcedc.com/projects>) to include all SEQRA application documentation, including Town of Alabama Planning Board site plan application materials.

Project Summary

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

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

Next Steps in SEQRA Process

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

M. Masse stated that the project will utilize existing water service at the site pursuant to a contract with Genesee County allowing for up to 200,000 gallons of water usage. This allocation is already included in the Town's overall water usage estimates and will not impact the County water system. He explained that the difference between water in and water out is primarily attributable to the initial filling of humidifiers within the closed-loop system, which are used to maintain proper moisture levels for server operations. Once filled, the system is not expected to require additional water except in the event of malfunction or necessary repairs. He further noted that the system contains a glycol solution to prevent freezing; if removal is ever required, it would be collected in barrels and transported off site, with no discharge to the sewer system.

Addressing concerns regarding potential blackouts, M. Masse clarified that the project will not draw from the power lines serving the Town of Alabama, but rather from transmission lines running from Niagara Falls to New York City. He added that any anticipated outages on the 115 kV line running from the Lockport station to Batavia are related to National Grid's ongoing line reconstruction project and are not associated with this project.

M. Fitzgerald stated that all SEQR and site plan application materials are available on the GCEDC website in chronological order for public review, and that these are the same documents provided to the Town of Alabama and the GCEDC. He reported that multiple public comments have been received regarding noise and indicated that the GCEDC will be retaining an independent noise consultant with experience in data center projects to review the sound studies submitted by STREAM.

M. Masse also noted that an email address is available on the website for the submission of public comments, questions, or concerns. He advised that official notice will be issued for the public hearing scheduled for March 19, 2026, and that written comments will be accepted through March 31, 2026, including submissions made through the website for those unable to attend the hearing.

4. Adjournment

As there was no further business, M. Gray made a motion to adjourn at 8:40 a.m., seconded by C. Kemp and passed unanimously.