



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

GCEDC MINUTES

Attendance

Board Members: P. Battaglia, K. Manne, P. Zelif, L. Mancuso, M. Gray, *C. Yunker (Video Conference)

Staff: M. Masse, K. Galdun, L. Farrell, J. Krencik, P. Heimlich, C. Suozzi

Guests: M. Fitzgerald (Philips Lytle), M. Brooks (GGLDC Board Member), J. Tretter (GGLDC Board Member), G. Torrey (GGLDC Board Member), D. Cunningham (GGLDC Board Member), R. Crossen (Alabama Town Supervisor – Video Conference), M. Landers (Genesee County Manager), S. Noble-Moag (GGLDC Board Member), S. Maier (Harris Beach), B. Quinn (The Batavian), A. Bacon (Batavia Resident), K. Hallenbeck (Community Member), Laura G. (Community Member)

Absent: C. Kemp

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

1.0 Call to Order

P. Zelif called the meeting to order at 4:02 p.m. in the Innovation Zone.

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 4:02 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 K. Manne and approved by all members present.

A. Bacon, B. Quinn, Laura G., and K. Hallenbeck left the meeting at 4:03 p.m.

1.2 Enter Public Session

M. Gray made a motion to enter back into public session at 4:22 p.m., seconded by K. Manne and approved by all members present.

A. Bacon, B. Quinn, Laura G., and K. Hallenbeck joined the meeting at 4:22 p.m.

2.0 Chairman’s Report & Activities

2.1 Upcoming Meetings:

Next Scheduled Board Meeting: Thursday, March 26th at 4:00 p.m.
Audit & Finance Committee Meeting: Thursday, March 26th at 3:00 p.m.
STAMP Committee Meeting: Wednesday, March 25th at 8:00 a.m.

2.2 Agenda Additions / Deletions / Other Business –

L. Mancuso made a motion to add agenda item 3.4 Supplemental Initial Resolution – STREAM U.S. Data Center; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zelif -	Yes
K. Manne -	Yes	C. Yunker -	N/A (Video Conference)
L. Mancuso –	Yes	M. Gray -	Yes
C. Kemp -	Absent		

The item was added to the agenda.

2.3 Minutes: February 5, 2026

L. Mancuso made a motion to accept the February 5, 2026 minutes as presented; the motion was seconded by K. Manne. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zelif -	Yes
K. Manne -	Yes	C. Yunker -	N/A (Video Conference)
L. Mancuso –	Yes	M. Gray -	Yes
C. Kemp -	Absent		

The item was approved as presented.

3.0 Report of Management

3.1 GE Bergen Assignment Authorizing Resolution – In accordance with the terms and conditions of the PILOT agreement, the company (GE Bergen Owner, LLC) cannot transfer the PILOT to FNLR Harvester LLC without the approval of the Board of Directors of the GCEDC.

Resolution No. 03/2026 - 01

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

P. Battaglia made a motion to accept Assignment Authorizing Resolution #03/2026-01, authorizing the transfer of the PILOT as presented as presented; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zeff -	Yes
K. Manne -	Yes	C. Yunker -	N/A (Video Conference)
L. Mancuso -	Yes	M. Gray -	Yes
C. Kemp -	Absent		

The item was approved as presented.

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

1. Youth Engagement: C. Suozzi and S. Eigenbrod joined students and teachers from John Kennedy Intermediate School's 4th Grade Innovators for a program supported by the GGLDC with C. Cooley of Cooley Comics.
2. Stakeholder Engagement: M. Masse and J. Krencik participated in Leadership Genesee's Annual "Our Business Our Economy Session." They gave an overview of the GCEDC's goals, activities, process, and a question-and-answer session on STAMP.
3. STREAM U.S. Data Centers Project: M. Masse and C. Suozzi attended the information session ,put on by STREAM, in the Town of Alabama to answer questions from stakeholders. A second information session is scheduled for March 12th at 6pm.
4. STAMP SEQR Documents Website: The full SEQR documentation for STAMP from 2010 to present has been shared on the GCEDC website at gcedc.com/stampseqr.

3.3 Appointment of Member to NY Green – The GCEDC Board is required to pass a resolution that designates an individual from the GCEDC to serve as a standing member to the NY Green Board of Directors as stated in the NY Green By-Laws.

The NY Green Board has requested that the GCEDC pass a resolution designating the representative from the GCEDC to serve on their Board of Directors.

P. Battaglia made a motion to approve the Resolution reappointing Mark Masse to the NY Green Board of Directors as presented; the motion was seconded by K. Manne. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zeff -	Yes
K. Manne -	Yes	C. Yunker -	N/A (Video Conference)
L. Mancuso -	Yes	M. Gray -	Yes
C. Kemp -	Absent		

The item was approved as presented.

3.4 Supplemental Initial Resolution – STREAM U.S. Data Center – On February 5, 2026, The GCEDC Board approved Initial Resolution #02/2026-01 for STREAM U.S. Data Centers LLC, authorizing the acceptance of the project application and scheduling of a public hearing.

Since that approval, STREAM U.S. Data Centers LLC, submitted a revised application increasing their capital investment from an estimated \$11B to \$19B. This supplemental Initial Resolution authorizes the acceptance of the revised application and scheduling of a public hearing.

Resolution No. 03/2026 - 02

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER (THE "AGENCY") (i) ACCEPTING AN AMENDED APPLICATION OF STREAM U.S. DATA CENTERS, L.L.C. WITH RESPECT TO A CERTAIN PROJECT; AND (ii) AUTHORIZING THE SCHEDULING AND CONDUCT OF A PUBLIC HEARING WITH RESPECT TO THE PROJECT.

P. Battaglia made a motion to approve the Supplemental Initial Resolution #03-2026-02, accepting the application and scheduling a public hearing as presented; the motion was seconded by L. Mancuso. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zeff -	Yes
K. Manne -	Yes	C. Yunker -	N/A (Video Conference)
L. Mancuso -	Yes	M. Gray -	Yes
C. Kemp -	Absent		

The item was approved as presented.

4.0 Audit & Finance Committee

4.1 Investment Report – The Investment Report summarizes the GCEDC's bank balances, general ledger balances and interest income as of 12/31/25. As of 12/31/25, cash balances were fully collateralized. The GCEDC generated \$730,442 in interest income in 2025.

The report is required by PAAA and will be posted on the website.

This was recommended for approval by the committee.

K. Manne made a motion to approve the Investment Report as presented; the motion was seconded by L. Mancuso. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zeff -	Yes
K. Manne -	Yes	C. Yunker -	N/A (Video Conference)
L. Mancuso -	Yes	M. Gray -	Yes
C. Kemp -	Absent		

The item was approved as presented.

4.2 Procurement Report – Public Authorities are required to report all procurement transactions active during the reporting period that have an actual or estimated value of \$5,000 or more. This report will be submitted to the PARIS system and posted on the website. The board has already approved most

expenses or contracts that exceed \$5,000. Therefore, the Board has already seen and approved most of the information that is collectively stated in this report.

This was recommended for approval by the committee.

K. Manne made a motion to approve the Procurement Report as presented; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zeff -	Yes
K. Manne -	Yes	C. Yunker -	N/A (Video Conference)
L. Mancuso -	Yes	M. Gray -	Yes
C. Kemp -	Absent		

The item was approved as presented.

5.0 Governance & Nominating Committee – C. Yunker

5.1 Authority Self Evaluation of Prior Year Performance – Public Authorities are required to perform a self-evaluation of prior year’s goals/measurements annually. This report shows the results against the goals and measurements that were set for 2025. This report will be posted to the website.

At the Governance and Nominating Committee meeting held on February 5, 2026, all agency performance results were reviewed related to 2025 goals. Highlights include:

- The Agency set a goal of capital investment commitment of \$49.8M for 2025 (not including any project over \$50 million in capital investment). The actual result from projects was \$66.2M. The total for the year was over \$411M if Excelsior Energy Solar, which was over \$50M in capital investment, is included.
- The Agency also pledged to create 93 jobs from projects in 2025. These projects resulted in 19 jobs pledged in 2025.
- The GCEDC collected \$5.1M in project origination fee revenue as compared to the \$450K budgeted for 2025.

P. Battaglia asked for clarification on the two numbers mentioned in the report provided, noting 19 jobs were created versus 807 jobs committed. J. Krencik responded that the larger number was speaking to the number of jobs retained, specifically by the larger manufacturers, while the smaller number was specific to the number of new jobs created.

The report was included with the meeting materials.

This was recommended for approval by the committee.

K. Manne made a motion to approve the Authority Self Evaluation of Prior Year Performance as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zeff -	Yes
K. Manne -	Yes	C. Yunker -	N/A (Video Conference)
L. Mancuso -	Yes	M. Gray -	Yes
C. Kemp -	Absent		

The item was approved as presented.

5.2 The Mission Statement & Measurement Report - The Authority's Board must annually review the authority's mission statement and performance goals to ensure that its' mission has not changed and that the authority's performance goals continue to support its' mission. This report will be posted to the website and submitted to PARIS. There were no suggested changes.

At the Governance and Nominating Committee meeting held on February 5, 2026, the Agency's mission statement and measurement report was reviewed. Highlights include:

The Agency set a goal of capital investment commitment of \$51M for 2026, which does not include any Mega projects (over \$50M capital investment commitment). It is also recommended that the Agency set a job creation goal of 93 jobs from projects in 2026, which doesn't include any mega projects. The other suggested goals are over-arching goals that the entire staff can work towards achieving and are still consistent with the Agency's mission.

The report was included with the meeting materials.

This was recommended for approval by the committee.

K. Manne made a motion to approve the Mission Statement & Measurement Report as presented; the motion was seconded by M. Gray. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zelif -	Yes
K. Manne -	Yes	C. Yunker -	N/A (Video Conference)
L. Mancuso -	Yes	M. Gray -	Yes
C. Kemp -	Absent		

The item was approved as presented.

6.0 STAMP Committee – P. Zelif

6.1 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.

Board Action Request: Approval of the three change orders.

This item was recommended for approval by the Committee.

P. Zelif made a motion to approve the three change orders for O'Connell totaling \$869,415 as presented; the motion was seconded by L. Mancuso. Roll call resulted as follows:

P. Battaglia -	Yes	P. Zelif -	Yes
K. Manne -	Yes	C. Yunker -	N/A (Video Conference)

L. Mancuso – Yes M. Gray - Yes
C. Kemp - Absent

The item was approved as presented.

6.2 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.

Board Action Request: Approval to add the vegetable stand language to the lease agreement for the farmland.

This item was recommended for approval by the Committee.

P. Zelif made a motion to approve adding the vegetable stand language to the existing lease agreement as presented; the motion was seconded by L. Mancuso. Roll call resulted as follows:

P. Battaglia - Yes P. Zelif – Yes
K. Manne - Yes C. Yunker - N/A (Video Conference)
L. Mancuso – Yes M. Gray - Yes
C. Kemp - Absent

The item was approved as presented.

6.3 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.

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

This item was recommended for approval by the Committee.

P. Zelif made a motion to approve the proposal to order the 345 kv breaker at a cost of \$721,385 as presented; the motion was seconded by P. Battaglia. Roll call resulted as follows:

P. Battaglia - Yes P. Zelif – Yes
K. Manne - Yes C. Yunker - N/A (Video Conference)
L. Mancuso – Yes M. Gray - Yes
C. Kemp - Absent

The item was approved as presented.

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

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

Board Action Request: Approval of the survey contract for STAMP.

P. Zeliff made a motion to approve the survey contract with Frandina Engineering not to exceed \$17,070 for the substation PSA at STAMP as presented; the motion was seconded by L. Mancuso.

Roll call resulted as follows:

P. Battaglia -	Yes	P. Zeliff –	Yes
K. Manne -	Yes	C. Yunker -	N/A (Video Conference)
L. Mancuso –	Yes	M. Gray -	Yes
C. Kemp -	Absent		

The item was approved as presented.

6.5 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.

P. Zeliff commented that, since the new application received did not increase the size or scope of the project, the SEQR process could proceed as previously established.

7.0 Employment & Compensation – M. Gray

7.1 Nothing at this time.

8.0 Housing Committee – P. Battaglia

8.1 Nothing at this time

9.0 Other Business

9.1 Nothing at this time.

10.0 Adjournment

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