GCEDC STAMP Committee Meeting
Tuesday, July 1, 2026
Location: 99 MedTech Drive, Innovation Zone
8:00 a.m.
MINUTES

ATTENDANCE

Committee Members:	C. Kemp, P. Zeliff, C. Yunker
Staff:	M. Masse, L. Farrell, K. Galdun, P. Heimlich, J. Krencik, C. Suozzi
Guests:	R. Crossen (Town of Alabama), M. Fitzgerald (Philips Lytle), L. Mancuso (GCEDC Board Member), M. Landers (Genesee County Manager), E. Wells (E3Communications – Video Conference), R. Ball (Empire State Development – Video Conference), A. Bacon (Community Member), S. Hauser (The Daily News)
Absent:	M. Gray

1. Call to Order / Enter Public Session

P. Zeliff called the meeting to order at 8:10 a.m. in the Innovation Zone.

1a. Executive Session

C. Yunker made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 8:11 a.m., for the following reasons:

1. The medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation.
2. The proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such a public body, but only when publicity would substantially affect the value thereof.

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

A. Bacon left the meeting at 8:11 a.m.

1b. Re-Enter Public Session

C. Yunker made a motion to enter back into public session at 8:38 a.m., seconded by C. Kemp and approved by all.

Guests re-entered the meeting at 8:38 a.m.

2. Chairman's Report & Activities

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

2b. Minutes: June 2, 2026

C. Yunker made a motion to approve the June 2, 2026 minutes; the motion was seconded by C. Kemp. Roll call resulted as follows:

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

The item was approved as presented.

<u>3. Discussions / Official Recommendations to the Board:</u>

3a. SEQR Review – STREAM US Data Center, LLC – Review of the application submitted by STREAM US Data Centers continues as part of the SEQR process. Additional information was requested from STREAM US Data Centers, LLC and has been received. The acoustic study consultant as well as the heat island analysis consultant have both completed their review.

M. Masse stated that, based on the progress of the SEQR review and the completion of the requested consultant evaluations, 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.

C. Yunker made a motion to recommend to the full Board the approval of 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. Kemp. Roll call resulted as follows:

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

The item was approved as presented.

3b. 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.

M. Fitzgerald reported that the Town's engineer, Wendel, has confirmed that the existing onsite hold-and-haul tank has sufficient capacity to serve the proposed STREAM US Data Centers, LLC project. He further noted that the Town has expressed an interest in the project moving forward, with the potential for the Town to connect to the system in the future and utilize any available additional capacity. He further stated that the proposed Memorandum of Understanding (MOU) would provide the Town with greater assurance regarding the anticipated timing of the proposed project.

M. Masse reported that all permits necessary for construction have been obtained. He further stated that the Village has received the final document required for submission to the DEC, if it has not already been submitted.

C. Kemp made a motion to recommend to the full Board the approval of the MOU with Town of Alabama as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

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

The item was approved as presented.

3c. Consulting Contracts for Project Evaluation – The GCEDC has received a SEQR application from Project Double Reed. The GCEDC had to engage with consultants to assist in reviewing comments on that application and those contracts were approved at a previous meeting.

M. Masse stated that CPL retained a heat island consultant to conduct an additional study in response to concerns raised regarding the heat island effect. As this work was not included in the original scope of services, CPL is requesting an increase to its original contract to cover the cost of the additional study.

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.

Committee Action Request: Recommend approval to the full Board of the increase to the contract for the consultants to perform the additional study under their project evaluation to be reimbursed by the applicant.

C. Yunker made a motion to recommend to the full Board the approval of the contract increase with CPL in the not to exceed amount of $35,000 as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

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

The item was approved as presented.

3d. Brush Hogging Bid Award – The Genesee County Economic Development Center (GCEDC) solicited bids for the annual mowing (brush hogging) of two grassland mitigation fields as part of the STAMP mitigation implementation program. The purpose of this work is to maintain high-quality grassland habitat in accordance with mitigation requirements within the Part 182 permit.

The two fields include:

- A 33-acre field located along Alleghany Road, south of STAMP Drive
- A 25-acre field located north of Judge Road and east of Crosby Road

Mitigation requirements specify that approximately one-third of each field (approximately 19 acres total) be mowed between August 15 and September 30. The selected contractor will coordinate with CC Environment prior to commencing the work to ensure compliance with environmental requirements.

Bid results are attached. Eleven companies were solicited for bids with only one bid received. Spur Line Construction submitted a bid in the amount of $21,000 and provided all required documentation demonstrating compliance with the bid specifications, to be paid from the Part 182 mitigation account.

Committee action request: Recommend approval of an expenditure in an amount not to exceed $21,000 for the annual brush hogging of the STAMP grassland mitigation fields in accordance with the bid specifications.

This item was tabled as presented due to cost concerns by Committee members and that vote is notated below.

C. Yunker made a motion to table this item as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

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

The item was tabled as presented.

<u>4. Adjournment</u>
As there was no further business, C. Kemp made a motion to adjourn at 9:59 a.m., seconded by C. Yunker and passed unanimously.