GCEDC STAMP Committee Meeting
Wednesday, August 5, 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, C. Suozzi
Guests:	M. Fitzgerald (Phillips Lytle), L. Mancuso (GCEDC Board Member), R. Crossen (Town of Alabama Supervisor), S. Hauser (The Daily News), H. Schultz (Town of Alabama – Board Member)
Absent:	M. Gray

1. Call to Order / Enter Public Session

P. Zeliff called the meeting to order at 8:17 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 8:18 a.m., for the following reasons:

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

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

All guests, excluding GCEDC Board members, legal counsel, H. Schultz, and R. Crossen, left the meeting at 8:18 a.m.

1b. Re-Enter Public Session

C. Yunker made a motion to enter back into public session at 8:57 a.m., seconded by C. Kemp and approved by all.

Guests re-entered the meeting at 8:57 a.m.

2. Chairman's Report & Activities

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

2b. Minutes: July 1, 2026

C. Yunker made a motion to approve the July 1, 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. 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 was 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 were included with the meeting materials. Fava Brothers was 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.

C. Yunker made a motion to recommend to the full Board the approval of the bid with Fava Brothers in the amount of $3,800 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. Appointment of Phillips Lytle as Special Counsel – This item was discussed during executive session and it was decided to discuss further at the full Board meeting, therefore, no action was taken.

3c. Change Order – Milherst Construction – 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 Milherst Construction for $526,700. 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.

C. Kemp made a motion to recommend to the full Board the approval of the change order with Milherst Construction in the additional amount of $80,147.87 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.

3d. GHD Invoice Increase – Acoustic Study Review – The GCEDC had a proposal from GHD to peer review the acoustics study provided by STREAM Data Centers U.S. for the proposed project at STAMP that was approved in March for the $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.

C. Yunker made a motion to recommend to the full Board the approval of the contract increase with GHD in the amount of an additional $6,000 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 tabled as presented.

3e. RG & E Deposit – The GCEDC approved a Letter of Intent (LOI) with RG&E at the June 4th Board meeting. That LOI's scope of work was 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 to the full Board the approval of the deposit.

M. Masse stated that he anticipates bringing the agreement forward at the next meeting that will have the milestone payment dates listed out for future payments.

C. Yunker made a motion to recommend to the full Board the approval of the deposit with RG&E in the amount of an additional $500,000 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 tabled as presented.

4. Adjournment

As there was no further business, C. Yunker made a motion to adjourn at 9:03 a.m., seconded by C. Kemp and passed unanimously.