Authorities Budget Office

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Genesee County Economic Development Center

Power People Incentives

September 1, 2026

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Comptroller of the State of New York
110 State Street
Albany, New York 12236

Hon. Blake Washington
State of New York, Division of the Budget
State Capitol
Albany, New York 12224

Hon. Jeanette M. Moy
Commissioner
The New York State
Office of General Services
Corning Tower
Empire State Plaza
Albany, New York 12242

Hon. Andrea Stewart-Cousins
Office of Temporary President of the
New York State Senate
State Capitol
Albany, New York 12224

Hon. Carl E. Heastie
Speaker of the New York State
Assembly
State Capitol
Albany, New York 12224

Ann Maloney
Acting Director
State of New York Authorities
Budget Office
P.O. Box 2076
Albany, New York 12220-0076

RE: Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center; Updated Notice of Disposition of Property by Negotiation

To Whom It May Concern:

This is an update to our Notice of Disposition of Property by Negotiation dated March 3, 2025.

Pursuant to subparagraph (ii) of paragraph (d) of subdivision (6) of section 2897 of Title 5-A of Article 9 of the Public Authorities Law ("PAL"), the following explanatory

statement is being provided at least ninety (90) days prior to the disposal of property by negotiation:

EXPLANATORY STATEMENT. As authorized by paragraph (c) of subdivision (6) of section 2897 of Title 5-A of Article 9 of the PAL, the Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center ("GCEDC") intends to dispose of property by negotiation not less than ninety (90) days from the date of this updated notice. Furthermore, such property disposal is of the type and nature covered by clauses (A) through (D) of subparagraph (i) of paragraph (d) of subdivision (6) of section 2897 of Title 5-A of Article 9 of the PAL.

GCEDC has developed and owns parcels of real property within what is commonly known as the STAMP Corporate Business Park located in the Town of Alabama, County of Genesee, State of New York comprising approximately 1,250 acres ("STAMP"). GCEDC proposes to transfer fee title to approximately sixty (60) acres +/- of land in STAMP, constituting a portion of tax parcel 10.-1-4.112 and tax parcel 10.-1-3 (the "Parcels"), as well as temporary use of certain additional easement/laydown areas and certain easements (collectively, the "Property") to Stream US Data Centers, LLC, or an affiliated entity existing or to be formed (herein, the "Company"). The Company has submitted an application (the "Application") to the GCEDC requesting that the GCEDC consider undertaking a project (the "Project") at the Property, and at an adjacent parcel constituting a portion of tax parcel 10.-1-42.2 currently owned by Plug Power Inc. (the "Plug Parcel"), consisting of the construction of improvements containing approximately 2 million square feet of improvements, including physical space, for a data center facility and related improvements, equipment and infrastructure to be located at the Property and the Plug Parcel.

The disposition of the Property will occur through a negotiated sale. The proposed disposition of the Property (the "Disposition"), as further described herein, is within the purpose, mission and governing statutes of GCEDC, and is thereby exempted from publicly advertising for bids and obtaining fair market value pursuant to PAL sections 2897(6)(c)(v) and 2897(7)(ii).

In accordance with applicable provisions of the PAL and Policy Guidance No. 15-03 issued by the State of New York Authorities Budget Office, the following details regarding the Disposition are provided:

1) Description of the parties involved in the Disposition:

Seller:	Genesee County Industrial Development Agency d/b/a Genesee County Economic Development Center
Purchaser:	Stream US Data Centers, LLC or an affiliated entity existing or to be formed

2) Justification for the Disposition:

The mission of GCEDC is to relieve and reduce unemployment, promote and provide for additional and maximum employment, bettering and maintaining job opportunities and attracting new industry to the community and/or encouraging the development of and retention of industry in its mission area. The Disposition furthers that mission.

3) Identification of the Property:

Approximately sixty (60) acres +/- of land in the STAMP, constituting part of tax parcel 10.-1-4.112 and tax parcel 10.-1-3, together with an additional approximately forty (40) acres of land temporarily utilized as construction logistics areas, with thirty (30) acres to the east of the North Campus (north of Edwards Vacuum) being utilized as a material storage and laydown yard ("Northern Logistics Area"), and 10 acres to the north of the South Campus being utilized as construction worker parking and office space ("Southern Logistics Area" and with the Northern Logistics Area, the "Logistics Areas") and an additional five (5) acres of easements ("Easements") within the STAMP site running north to south between the Campuses will be developed to support telecommunications infrastructure interconnectivity ("Networking Ducts") for the two Campuses within a defined utility corridor coordinated with the broader STAMP site infrastructure along with utility easements approximately 75- to 100-feet in width established to accommodate construction, maintenance access, and long-term operational needs of the Networking Ducts.

4) Estimated Fair Market Value of the Property:

GCEDC previously procured and maintains a Summary Appraisal Report relating to lands within STAMP which indicates a valuation of approximately $6,304 per acre which calculates to a total of $378,240.00 for sixty (60) acres. The Summary Appraisal Report prepared by Shell Associates is dated December 9, 2012.

5) Proposed Sale Terms:

Parcels: $300,000.00 per acre; total sale price is $18,000,000.00+/-.

Easements: $75,000.00 per acre; total sale price is $375,000.00 +/-.

6) Size of the Property:

Approximately sixty (60) acres (plus approximately forty-five (45) acres of temporary easement/laydown areas and Easements).

7) Expected Date of Sale of the Property:

Second quarter 2027.

Any questions or comments relating to the proposed Disposition may be sent to GCEDC at 99 MedTech Drive, Suite 106, Batavia, NY 14020, Attention Mark A. Masse above.

Sincerely,

GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER

By: _____
Name: Mark A. Masse
Title: President and CEO

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