



**GCEDC Board Meeting**  
**Thursday, December 18, 2025**  
**Location: 99 MedTech Drive, Innovation Room**  
**4:00 PM**

**GCEDC MINUTES**

**Attendance**

Board Members: C. Kemp, P. Battaglia, C. Yunker, K. Manne, P. Zelif, M. Clattenburg, M. Gray  
Staff: M. Masse, K. Galdun, L. Farrell, C. Suozzi, J. Krencik  
Guests: S. Noble-Moag (GGLDC Board Member), D. Cunningham (GGLDC Board Member), G. Torrey (GGLDC Board Member), M. Brooks (GGLDC Board Member), J. Tretter (GGLDC Board Member), R. Gaenzle (Harris Beach – Video Conference), R. Crossen (Town of Alabama), K. Fisher (Town of Alabama), M. Fitzgerald (Phillips Lytle), J. Teresi (Tompkins Insurance), M. Pettinella (Daily News), M. Gutman (Daily News), A. Bacon (STAMP Data Center Opposition), C. Zinni (Batavia Resident), K. Allen (STAMP Data Center Opposition), R. Calhoun (did not specify), N. Keating (Suny Brockport), R. Black (Allies of the Tonawanda Seneca Nation), S. Howard (Allies of the Tonawanda Seneca Nation), H. Owens (The Batavian), A. Kaus (Video News Service), Genesee County Sheriff

Absent:

**1.0 Call to Order**

P. Zelif called the meeting to order at 4:01 p.m. in the Innovation Zone.

**Presentation - J. Teresi (Tompkins Insurance)** – J. Teresi started off by stating he was pleasantly surprised how the figures for the insurance renewal had come back consistent with last year's. One area that continues to be uncertain in the market is the umbrella policies and excess umbrella policies, but those had stayed consistent as well. He pointed out that the overall figure is within \$800 of last year's and that they did go back to Selective to ensure the figures were up to date. He commented that, unfortunately, the market place continues to be consistent with other years in that there is minimal competition within this particular area.

*J. Teresi left the meeting at 4:03 p.m.*

*M. Brooks joined the meeting at 4:03 p.m.*

**2.0 Chairman's Report & Activities**

**2.1 Upcoming Meetings:**

**Next Scheduled Board Meeting: Thursday, January 15<sup>th</sup> at 4:00 p.m.**

Employment & Compensation Meeting: Thursday, January 15<sup>th</sup> at 3 p.m.

Audit & Finance Committee Meeting: Tuesday, January 13<sup>th</sup> at 8:30 a.m.

STAMP Committee Meeting: Wednesday, January 14<sup>th</sup> at 8:00 a.m.

Employment and Compensation Meeting: Thursday, January 15<sup>th</sup> at 3:00 p.m.

Board Meeting: Thursday, January 15<sup>th</sup> at 4:00 p.m.

**2.2 Agenda Additions / Deletions / Other Business** – Nothing at this time.

**3.0 Report of Management**

**3.1 Nothing at this time.**

**4.0 Audit & Finance Committee**

**4.1 Insurance Renewal** – At the last meeting, we reviewed renewal quotes provided by Selective for the Package Renewal and Worker’s Compensation. Those have not changed. A renewal cost comparison was included in the meeting materials for reference.

Tompkins was previously still waiting responses from two additional insurance companies. They have now received responses from all of them. Below are the results:

Acadia	has declined
Chubb	has declined
Cincinnati	has declined
Philadelphia	has declined
Travelers	has declined

Umbrella quotes were received and were included in the renewal comparison. Detailed proposals for umbrella coverage were also included for review.

WH Greene is an intermediary that Tompkins utilizes for umbrellas. They act as a program manager.

The primary umbrella policy is maintained with Merchants Mutual Insurance Company.

The excess \$5,000,000 policy is maintained with Pennsylvania Manufacturing Indemnity Company.

Both insurance companies are admitted and licensed in NY State. These are also the same insurance companies that we are with for the current year.

Due to capacity issues, the total \$10,000,000 must be split as no one carrier wants to accept the full responsibility on their own. Also, WH Greene have several companies they work with, and these two companies are still the most competitive options available.

**Fund Commitment:**

- \$79,170 was budgeted for General Liability / Property Insurance across all entities. Selective’s quote is \$72,880.48.
- \$4,000 was budgeted for Worker’s Compensation and the renewal cost is \$3,118.

- Umbrella coverage was budgeted at \$49,000 (\$24,500 per entity). This is split 50/50 between GCEDC and GGLDC. Total quoted is \$48,511 (\$24,255.50 per entity).

**K. Manne made a motion to approve the 2026 Insurance renewal 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 -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

**The item was approved as presented.**

**4.2 Costar Contract Amount Correction** – C. Suozzi reported that the original contract amount of \$5,100, which had been previously approved by the Board, will be exceeded. The final amount came to \$5,160, resulting in an additional \$60. As this amount exceeded the originally approved sum, Board approval is required for the adjustment.

**K. Manne made a motion to approve the Costar Contract Amount Correction of \$5,160 which is an increase of \$60 from the prior approval of \$5,100 on 10/2/25; the motion was seconded by M. Gray. Roll call resulted as follows:**

P. Battaglia -	Yes	P. Zelif -	Yes
K. Manne -	Yes	C. Yunker -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

**The item was approved as presented.**

## **5.0 Governance & Nominating Committee – C. Yunker**

### **5.1 Nothing at this time.**

*J. Tretter joined the meeting at 4:04 p.m.*

## **6.0 STAMP Committee – P. Zelif**

**6.1 SEQR Lead Agency – Project Stream** – Included in the meeting materials is the SEQR Lead Agency Resolution. The GCEDC must send letters indicating intent to maintain lead agency status regarding Project Stream to all interested and involved parties. This starts the 30-day time in which interested and involved agencies have an opportunity to respond. As lead agency the GCEDC is required to evaluate whether there are adverse environmental impacts that could occur previously evaluated in the STAMP environmental record.

### **Resolution No. 12-2025-01**

RESOLUTION DECLARING THE INTENT OF THE GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER TO ACT AS LEAD AGENCY PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT

M. Masse stated that the resolution before the Board was for the GCEDC to seek its intent to declare lead agency as part of the application process. Notices will be sent out to all other involved agencies in which they have 30 days to respond.

M. Fitzgerald pointed out that this is the first step in the SEQR process for any application at the STAMP site and that it doesn't commit the Board to any course of action.

This item was reviewed by the Committee and is recommended for approval.

C. Yunker made the statement that this is his second term serving on this Board and that he's always found the Board open minded, rational, and always willing to discuss pros and cons of an issue. Inputs have been received including allegations that the Board members on this issue are lining their own pockets. He finds this accusation to be ill informed, untrue, as well as insulting. The Board operates under what is in the best interest of the community. He also stated that he is proud of the way the Board makes decisions and is insulted by these allegations and emails that they are receiving.

**P. Zeliff made a motion to approve the SEQR Lead Agency resolution No. 12-2025-01 as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Battaglia -	Yes	P. Zeliff -	Yes
K. Manne -	Yes	C. Yunker -	Yes
M. Clattenburg -	Yes	M. Gray -	Yes
C. Kemp -	Yes		

**The item was approved as presented.**

**6.2 Sale of Topsoil** – STAMP has approximately 15,000 cubic yards of topsoil that are stockpiled on the site. Keeler would like to purchase up to 13,000 cubic yards of the topsoil at \$3.50 per cubic yard. This would remove almost all of the current stockpile of topsoil on the STAMP site.

The current market rate for the resale of topsoil appears to be in the \$20 to \$25 range. Please keep in mind this price includes the material, machine and labor to load, trucking to Barre stone to be screened, testing to meet DOT standards, amending the material as required, covering and storing.

In August of 2022 the STAMP Committee had reviewed an offer from Keeler for \$3.50 per cubic yard for 1,000 cubic yards of topsoil. The Committee recommended that no additional sales of topsoil should be made as there may be future needs for topsoil as construction continues to progress. Additionally, C. Yunker stated that for future reference he believes market rate is higher.

The Committee approved the sale of 1,000 cubic yards. Keeler did not take the topsoil. There has been no need for the topsoil at the STAMP site since 2022 and the other construction projects have had a surplus of topsoil that they are storing on their site or was sent to the Town.

**UPDATE: At the last STAMP Committee meeting this item was discussed and direction was given to go back to Keeler at a price of \$10 per cubic yard and allow them to screen the topsoil onsite.**

**Keeler asked if the Committee would be willing to meet in the middle at \$7 per CY and allow screening on site.**

**Fund Commitment:** None.

**Board Action Request:** Approval of sale of up to 13,000 cubic yards of topsoil to Keeler (Barre Stone) for \$7.00 a cubic yard and allow them to screen the topsoil on site.

This was recommended for approval by the Committee.

**P. Zelif made a motion to approve the sale of up to 13,000 cubic yards of topsoil to Keeler (Barre Stone) for \$7.00 a cubic yard and allow them to screen the topsoil on site as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:**

P. Battaglia -	Yes	P. Zelif –	Yes
K. Manne -	Yes	C. Yunker -	Yes
M. Clattenburg –	Yes	M. Gray -	Yes
C. Kemp -	Yes		

The item was approved as presented.

#### **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, C. Yunker made a motion to adjourn at 4:07 p.m., which was seconded by M. Clattenburg and passed unanimously.