



GCEDC STAMP Committee Meeting
Thursday, December 18, 2025
Location: 99 MedTech Drive, Innovation Zone
3:30 p.m.

MINUTES

ATTENDANCE

Committee Members: C. Yunker, C. Kemp, P. Zeliff, M. Clattenburg
Staff: M. Masse, L. Farrell, K. Galdun, C. Suozzi, J. Krencik
Guests: K. Fisher (Town of Alabama), R. Crossen (Town of Alabama), M. Fitzgerald (Phillips Lytle), P. Battaglia (GCEDC/GGLDC Board Member), K. Manne (GCEDC Board Member), M. Pettinella (Batavia Daily News), A. Bacon (STAMP Data Center Opposition), C. Zinni (Batavia Resident), K. Allen (STAMP Data Center Opposition), N. Keating (Sunny Brockport), A. Kaus (Video News Service), Genesee County Sheriff

Absent:

1. Call to Order / Enter Public Session

P. Zeliff called the meeting to order at 3:30 p.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 3:31 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. 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 GCEDC/GGLDC Board Members, staff, and Town of Alabama representatives remained in the room during the executive session. The remaining guests present at that time left the meeting at 3:31 p.m.)

1b. Re-Enter Public Session

C. Yunker made a motion to enter back into public session at 3:46 p.m., seconded by C. Kemp and approved by all.

Guests began to enter / re-enter the meeting at 3:46 p.m.

2. Chairman's Report & Activities

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

3. Discussions / Official Recommendations to the Board:

3a. 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 an application was received from Stream for SEQR with a resolution before the Board with intent to declare us as lead agency.

M. Fitzgerald stated that this is the typical notice that is sent out to all other interested agencies with permitting jurisdiction over the project. He also stated that it is the first step in the environmental review process and does not commit the Board to any course of decision making and that it is the first procedural step to reviewing the application.

M. Clattenburg made a motion to recommend to the full Board the approval of the SEQR Lead Agency Resolution as presented; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zeff - Yes
C. Yunker - Yes
M. Clattenburg - Yes
C. Kemp - Yes

The item was approved as presented.

3b. 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 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.

Committee Action Request: Recommend to the full Board the 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.

C. Yunker mentioned that this offer was double the original one given.

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

P. Zeliff - Yes
C. Yunker - Yes
M. Clattenburg - Yes
C. Kemp - Yes

The item was approved as presented.

4. Adjournment

As there was no further business, C. Yunker made a motion to adjourn at 3:48 p.m., seconded by C. Kemp and passed unanimously.