



GCEDC STAMP Committee Meeting
Wednesday, December 3, 2025
Location: 99 MedTech Drive, Innovation Zone
8:00 a.m.

MINUTES

ATTENDANCE

Committee Members: C. Yunker, C. Kemp, P. Zeliff
Staff: M. Masse, L. Farrell, K. Galdun, C. Suozzi, J. Krencik, P. Kennett
Guests: R. Crossen (Town of Alabama Supervisor), P. Battaglia (GCEDC/GGLDC Board Member)
Absent: M. Clattenburg

1. Call to Order / Enter Public Session

P. Zeliff called the meeting to order at 8:03 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 8:04 a.m., for the following reasons:

1. Discussions regarding proposed, pending, or current litigation.
2. 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.
3. 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.

P. Battaglia joined the meeting at 8:11 a.m.

1b. Re-Enter Public Session

C. Kemp made a motion to enter back into public session at 8:35 a.m., seconded by C. Yunker and approved by all.

2. Chairman's Report & Activities

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

2b. Minutes: October 29, 2025

C. Yunker made a motion to approve the October 29, 2025, minutes; the motion was seconded by C. Kemp. Roll call resulted as follows:

P. Zelif - Yes
C. Yunker - Yes
M. Clattenburg - Absent
C. Kemp - Yes

The item was approved as presented.

3. Discussions / Official Recommendations to the Board:

3a. Sale of Topsoil – STAMP has approximately 15,000 cubic yards of topsoil that are stockpiled on 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.

Fund Commitment: None.

Board Action Request: Approval of sale of up to 13,000 cubic yards of topsoil to Keeler (Barre Stone) for \$4.00 a cubic yard.

M. Masse reported that his review of market rates for resale placed typical pricing in the \$20–\$25 per-cubic-yard range, which generally includes material, machinery, and labor for trucking and screening. Based on this information, P. Zelif suggested a rate of \$15 per cubic yard; however, R. Crossen noted the associated trucking costs. After additional discussion, Masse agreed to return to the company with a counteroffer of \$10 per cubic yard.

No motion was taken on the item due to the decision to proceed with a counter offer rather than accept the original proposal. M. Masse stated that if they do not accept and come back with another counter offer, he would bring it to the meeting on Thursday.

4. Adjournment

As there was no further business, C. Yunker made a motion to adjourn at 8:39 a.m., seconded by C. Kemp and passed unanimously.