

BATAVIA DEVELOPMENT CORPORATION
SPECIAL Meeting Minutes – January 4, 2017

ATTENDEES: Ray Chaya, Mary Valle, Peter Casey, Susie Ott, Jay Sackett, Steve Pies, Kathy Ferrara, Jason Molino, Barb Shine and Julie Pacatte (staff)

EXCUSED: Pier Cipollone

GUESTS: Kevin DeMars and Wesley Bedford

8:10am Call to order by Ray Chaya

MOTION to approve October and November 2016 meeting minutes as distributed.

Peter Casey 2nd Barb Shine vote: carried, Jason Molino abstained

COMMITTEE REPORTS

Governance: New member candidates Kevin DeMars and Wesley Bedford accepted Board nominations, slate of officer proposed as:

President Pier Cipollone

Vice President Peter Casey

Treasurer Kathy Ferrara

Secretary Jay Sackett

- ABO training reminder and Code of Conduct policy to prepare.

Finance/Audit: Organizational support warranted, staff Performance Review underway.

Marketing: START-UP GENESEE Feb 22nd 3:30 or 4pm start at freshLAB

Annual Meeting Jan 25th, evening mtg not possible for some members, keep in am

Topic discussion, will forward concept for confirmation

LOAN APPLICATION: Loan portfolio reports distributed.

Third review of GAMS Simply Sweet & Savory, follow-up on start-up costs, expense increased for plumbing and hood.

MOTION to authorize a \$12,000 micro-enterprise grant/loan conditional upon collateral and landlord concession toward fit-up.

Jason Molino 2nd Mary Valle vote: carried (JM, MV, SP, KF, RC, BS)

No: Peter Casey Abstained: Jay Sackett, Susie Ott

9:43am Kathy and Jay exit

Welch & Craine Trading Post, Michael Welch

Second business plan review. Location alternatives discussion, prefer former Neptune's Garden more favorable terms.

MOTION to approve a micro-enterprise loan/grant up to \$20,000 in two disbursements as such \$15,000 initially must buy business vehicle to provide collateral for release of second disbursement, additional personal guarantee for both.

Peter Casey 2nd Jason Molino vote: carried unanimously (PC, JM, MV, SP, RC, BS, SO)

BOA: Review Batavia Pathway to Prosperity Certificate of Consistency template, pending GCEDC final review.

MOTION to approve the BP2 Certificate of Consistency application template for immediate use.

Peter Casey 2nd Jason Molino vote: carried

10:05am Peter exit

Newberry contractor bids due January 6th; Julie, Ray and Barb will participate in the contractor interviews to ensure fair process.

OLD BUSINESS: Delay tax credit workshop, after tax season.

NEW BUSINESS: BDC Annual Meeting January 25, 2017

10:23 adjourn BDC Meeting, open Ellicott Station LLC meeting

ELLICOTT STATION LLC BOARD MEETING

City Hall, 2nd Floor Community Room

January 4, 2017

Attendees: Ray Chaya, Mary Valle, Susie Ott, Steve Pies, Jason Molino, Barb Shine and Julie Pacatte (Managing Member)

10:24am Call to order, Ray Chaya

Presentation of Ellicott Trail permanent easement request to traverse rear of proposed Ellicott Station redevelopment site on tax parcels: 84.015-1-37.311 and 84.015-1-37.312. Previous discussion with prospective developer, no impacts.

MOTION to authorize the Statement of Donation execution by Julie Pacatte, Managing Member, permitting a permanent easement allowing Ellicott Trail to traverse tax map # 84.015-1-37.311 and 84.015-1-37.312 to the rear of the proposed Ellicott Station having all associated legal, professional services, construction and/or others costs borne by the City of Batavia.

Barb Shine 2nd Mary Valle vote: carried

Other updates:

1. Savarino reimbursement request due to BDC/ESL in the amount of \$7,570.43 real property taxes
2. Development Agreement and DEC follow-up in progress
3. Research D&O insurance for ESL coverage

10:32am Meeting Adjourned