

BATAVIA DEVELOPMENT CORPORATION

**Ellicott Station LLC
MEETING MINUTES
May 24, 2017**

ATTENDEES: Pier Cipollone, Mary Valle, Jay Sackett, Steve Pies, Jason Molino, Peter Casey, Barb Shine and Julie Pacatte (staff)

EXCUSED: Kevin DeMars, Wesley Bedford and Kathy Ferrara

GUEST: Joe Leathersich, The Daily News

7:36am Call to order by Pier Cipollone

MOTION to approve the April 2017 meeting minutes as distributed.

Peter Casey 2nd Steve Pies vote: carried

REAL ESTATE MATTERS:

- Per Board authorization, LaBella is under contract to prepare a Brownfield Clean-up Program application referencing Santy's site at 56-70 Ellicott Street, Batavia
- Ellicott Station/Savarino Companies facing new design challenges having the City's "Grand Canal" storm sewer line running underground center of the site; working to identify exact location, impacts and options with the City

MOTION to prepare a letter as confirmation the BDC/Ellicott Station LLC is seeking a fair market real estate value determination by a certified appraiser for transactions April 2016 – March 2017 per Freed Maxick audit request.

Peter Casey 2nd Jason Molino vote: carried

INSURANCE MATTERS:

- Reviewed coverage at site, requested D&O insurance quote
- Incident Report completed by Jen Gillen, LaBella Associates
 - Pier, Mary, Julie and City DPW staff were witness to the incident at Della Penna site, no claim has been filed

7:50am Meeting adjourned, Jason Molino, 2nd Barb Shine, carried

BATAVIA DEVELOPMENT CORPORATION

Meeting Minutes

May 24, 2017

Attendees: Pier Cipollone, Mary Valle, Jay Sackett, Steve Pies, Jason Molino, Peter Casey, Barb Shine and Julie Pacatte (staff)
Guest: Joe Leathersich, The Daily News

7:51am Call to order by Pier Cipollone

MOTION to approve the April 2017 meeting minutes as distributed.

Peter Casey 2nd Barb Shine vote: carried

COMMITTEE REPORTS

Governance: Code of Conduct policy consideration, ABO compliance review at year-end

Finance/Audit: Year-to-date budget distribution, BDC Finance/Audit Cmte met May 12th to prep for the audit, Freed Maxick auditors onsite May 17th for both Batavia Dev Corp and Ellicott Station LLC review

Marketing: START-UP Genesee April event at GCC lightly attended but meaningful; Chris Fix is being recruited to volunteer as Cmte member; Pier to connect with City Council and GCEDC leadership; Jason suggested more strategic planning in cooperation with City Council; should convene a Marketing Cmte meeting – Mary, Kathy & Susie; freshLAB recruitment plan taking shape with support from Genesee Valley Educational Partnership cooperation

Small Business: Loan Portfolio review; GCC to host two small business workshops in which Barb is teaching; be aggressive with Carter's delinquent loan follow-up; consider pre-qualification requirements for freshLAB candidate loan approvals

Steve Pies exit.

BOA

Ellicott Station: distributed "warp speed" upcoming project meeting dates

MOTION to authorize president and contracting officer to negotiate Empire State Development Ellicott Station Incentive Proposal to reflect phasing and cost clarification prior to executing agreement.

Jason Molino 2nd Peter Casey vote: carried

MOTION to authorize president to sign the Agent Agreement upon receipt of insurance certificate and Bob Murray, Harris Beach, request.

Jason Molino 2nd Peter Casey vote: carried

8:50am Jay Sackett exit, no longer quorum.

NEWBERRY Update:

Empire State Development incentive offer provided for the start-up brewery; construction on schedule to deliver commercial space by December 2017

OTHER – Flood Hazard Area Impacts:

Discussion of current projects impacted by flood hazard areas; burdensome state regulations and federal requirements; advocate for continued City efforts to address resiliency efforts that may reduce impacts on the City businesses and homeowners; consider Local Waterfront Revitalization Program (LWRP) grant now available in the CFA

OLD BUSINESS

Tax Credit Workshop: no report

START-UP Genesee: reported under Marketing Cmte

NEW BUSINESS

Consolidated Funding Application (CFA): working with GCEDC and BID on prospective downtown projects to support

Downtown Revitalization Initiative (DRI): City to lead the application process, due June 14th

Next BDC/ESL Board meeting June 28th

9:28am Meeting adjourned