

BATAVIA DEVELOPMENT CORPORATION (BDC)
Ellicott Station LLC & BDC Board Meeting Minutes
August 23, 2017

Attendees: Pier Cipollone, Mary Valle, Wesley Bedford, Jason Molino, Steve Pies, Jay Sackett and Julie Pacatte (staff)
Excused: Kathy Ferrara, Barb Shine, Kevin DeMars, Peter Casey
Guests: Ray Chaya, past Board President
Nicole White, Freed Maxick

7:36am Call Ellicott Station LLC members to order by Pier Cipollone

ELLICOTT STATION LLC (ESL) MEETING

MOTION to approve July 2017 meeting minutes.

Mary Valle 2nd Steve Pies vote: carried

Insurance: D&O insurance coverage was approved previously and now in place for both BDC & ESL.

Real Estate: Ellicott Station City planning project approvals received, Savarino working to close financing but gaps remain open
(*National Grid & Grand Canal*)

7:42am MOTION to close Ellicott Station LLC meeting
Steve Pies 2nd Mary Valle vote: carried

7:43am Call to order BDC meeting

BATAVIA DEVELOPMENT CORPORATION

MOTION to approve July 2017 meeting minutes.

Mary Valle 2nd Wesley Bedford

COMMITTEE REPORTS

Governance: Code of Ethics policy in place since April 2012, a Code of Conduct policy is not on record for City, County or GCEDC

Finance/Audit: Nicole White of Freed Maxick reviewed the organizational IRS 990 and CHAR 500 filing, Economic Development Svcs Agreement renewal drafted and to be signed by City/BDC, City funds have not been transferred for current fiscal year – balance sheet provided

Marketing: Cmte is involved with freshLAB Foodie Challenge marketing and recruitment, Beertavia participation

Small Business: freshLAB is priority, Welch & Craine working toward final disbursement

Real Estate:

BOA Ellicott Station update provided in Ellicott Station LLC meeting

Newberry project BDC working with NYS to gain approval of non-standard progress payment, construction financing still pending, construction on pace

Other discussion of targeted buildings for redevelopment/investment

OLD BUSINESS

City of Batavia is a finalist for the DRI initiative

NEW BUSINESS

Consensus to accept Ray Chaya's offer to host a Board social at his home September 27th at 3:00pm

8:45am Quorum ended