

**BATAVIA DEVELOPMENT CORPORATION (BDC)  
SPECIAL Board Meeting Minutes April 12, 2018**

**Attendees:** Pier Cipollone, Matt Worth, Lori Aratari, Peter Casey, Steve Pies, Mary Valle and Julie Pacatte  
(Executive Director)

**Excused:** Kevin DeMars, Jay Sackett, Wesley Bedford

**Guest/Media:** Jim Krencik, The Batavia Daily News; Bob Murray & Melanie Marotto, Harris Beach via phone

4:01PM Call to Order, Pier Cipollone

MOTION to ratify and confirm that the BDC is sole member of the newly filed Creek Park Batavia LLC in order to advance the strategic Brownfield Opportunity Area site for economic development purposes acting in the public interest.

Mary Valle 2<sup>nd</sup> Wesley Bedford vote: carried

4:04PM BDC meeting adjourned, to open Creek Park Batavia LLC meeting which closed at 5:12PM

5:15PM Re-open BDC Board meeting, Harris Beach representatives disconnect phone, exit meeting

MOTION to enter Executive Session to discuss personnel matters.

Mary Valle 2<sup>nd</sup> Steve Pies vote: carried

MOTION to exit Executive Session.

Lori Aratari 2<sup>nd</sup> Steve Pies vote: carried

5:32PM Meeting adjourned.

**CREEK PARK BATAVIA LLC (CPBLLC)**  
**MEETING MINUTES - April 12, 2018**

**Attendees:** Pier Cipollone, Matt Worth, Lori Aratari, Peter Casey, Steve Pies, Mary Valle and Julie Pacatte

**Guest:** Bob Murray & Melanie Marotto of Harris Beach PLLC via phone

4:05PM Call to Order Creek Park Batavia LLC (CPBLLC)

MOTION to ratify, confirm and authorize Julie Pacatte and Pierluigi Cipollone, acting separately, as Managers of Creek Park Batavia LLC. Steve Pies 2<sup>nd</sup> Peter Casey vote: carried

MOTION to acknowledge the Batavia Development Corporation is the sole member of CPBLLC wherein existing volunteers have assumed participation within the newly formed LLC.

Matt Worth 2<sup>nd</sup> Lori Aratari vote: carried

4:10PM **MOTION to enter Executive Session** in order to discuss the proposed acquisition of real property.

Lori Aratari 2<sup>nd</sup> Mary Valle vote: carried

5:07PM **MOTION to exit Executive Session.**

Mary Valle 2<sup>nd</sup> Steve Pies vote: carried

The Members have reviewed a four page environmental memo prepared by LaBella Associates dated April 10, 2018.

MOTION to adopt the CPBLLC budget as funded by a \$100 BDC Capital Contribution and \$24,900 BDC loan totaling \$25,000.

Steve Pies 2<sup>nd</sup> Peter Casey vote: carried

MOTION to authorize CPBLLC Managers guided by Harris Beach counsel to negotiate and execute a Purchase & Sale Agreement for 60 Evans Street consistent with the Term Sheet provided.

Peter Casey 2<sup>nd</sup> Lori Aratari vote: carried

5:12PM Adjourn/close CPBLLC meeting