

**Creek Park Batavia LLC.
Meeting Minutes November 28, 2018**

Attendance

BDC Attendees: Pier Cipollone, Wesley Bedford, Nate Varland, Martin Moore, Steve Pies, Lori Aratari, and Rachael Tabelski (Director of Economic Development)

Excused: Rebecca Cohen, Chris Fix, Peter Casey

Guest/Media: Brian Quinn, The Batavia Daily News, Howard Owens, The Batavian

Call to Order

At 9:31 a.m. Pier Cipollone called the meeting to order in the Community Room, 2nd floor of City Hall.

P. Cipollone presented the meeting minutes from the previous meeting and L. Aratari made a motion to approve the September 26, 2018 meeting minutes as presented; seconded by S. Pies and approved by all members present.

Old Business

Phase II Environmental Clean Up Discussion and Next Steps: M. Moore reported to the BDC board that the City Council voted to earmark \$15,000 for phase II environmental investigation at Creek Park. The City will be undertaking the work in 2019-2020.

New Business

Financial Statements- The October 2018 financial statements were reviewed with the board. R. Tabelski reported that there has been no spending year-to-date in the Creek Park accounts.

M. Moore made a motion to approve financial statements; seconded by L. Aratari and approved by all members present.

Payment for Legal Bills- The BDC has requested reimbursement for legal bills paid on behalf of Creek Park in the amount of \$7,672.

L. Aratari made a motion to approve payment of legal bills; seconded by S. Pies and approved by all members present.

Budget- the Creek Park Batavia, LLC. 2019-2020 budget was presented and reviewed by the board. Creek Park Batavia, LLC. does not anticipate collecting revenue in next year's budget. The LLC. has budgeted for expenses of \$13,500 related to insurance, taxes and professional service fees that would be necessary if property was acquired at Creek Park. These expenses will be covered by cash collected in the previous year, an unexpended fund balance.

The ultimate goal of the LLC. remains consistent with the City of Batavia's Brownfield Opportunity Area (BOA) Study. Creek Park Batavia LLC. was formed to accept properties at Creek Park, explore environmental issues onsite, assist the City conduct a market feasibility study for recreation, and ultimately to issue an RFP package to the development community to re-develop the site. The process will be similar to the Ellicott Station redevelopment process. With the 2019-2020 budget the LLC. stands prepared to accept property from municipal owners and move re-development forward.

L. Aratari made a motion to approve the Creek Park budget; seconded by W. Bedford and approved by all members present.

Adjournment

S. Pies made a motion to adjourn the meeting; seconded by L. Aratari and approved by all member present. The meeting stood adjourned at 9:40 a.m.