

BATAVIA DEVELOPMENT CORPORATION (BDC)
Zoom Meeting (recorded) @ 8:30am
Meeting Minutes June 25th, 2020

Attendance

BDC Attendees: Pier Cipollone, Wesley Bedford, Rebecca Cohen, Andrew Maguire, Marty Moore, Jake Whiting, Lori Aratari, Nathan Varland, Steve Pies, Chris Fix.

Excused Member: Steve Pies

Media/Guests: Laura Landers & Nicole Ryan; Freed Maxick, Mike Pettinella; The Batavian, Brian Quinn; the Daily News

Call to Order

At 8:32 a.m. L. Aratari, President of the BDC, called the meeting to order via Zoom Meeting ID: 592 401 749, which will be recorded and posted on the BDC website. The BDC will not enter executive session.

Presentations: None.

Executive Session

No Motion made to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, for the following reasons:

1. The medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion discipline, suspension, dismissal or removal of a particular person or corporation.
2. The proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.

Enter Public Session

Chairman's Report

R Tabelski made a motion for an additional agenda item of nominating a new voting Board of Directors member; seconded by W. Bedford and approved by all members.

President L. Aratari presented the meeting minutes from the April 23rd, 2020 meeting. W. Bedford made a motion to approve the meeting minutes as presented; seconded by C. Fix and approved by all members present.

L. Aratari announced the next scheduled meeting for the BDC will be held on July 23rd, 2020 at City Hall at 8:30 a.m. the meeting will be held Via Zoom unless the Board feels comfortable to meet in person in a safe setting, and the Meeting ID will be posted on the agenda and the website.

L. Aratari stated the agenda is full and would like to discuss the Confidential Board Evaluations further at our next meeting in July.

Committee Reports

Governance and Nomination Committee:

The Board reviewed the Amended and Re-stated Certificate of Incorporation for the BDC By-Laws as well as Resolution #3: Amend and file certificate of incorporation and adopt updated By-Laws, which would increase the voting members of the board of directors

from 9 to 11 total as previously discussed. The Board found no issues with amending the By-Laws and authorizing President L. Aratari to execute the change and submit them to New York State and the IRS.

J. Whiting *made a motion* to approve the Amended and Re-stated Certificate of Incorporation for the BDC By-Laws as well as Resolution #3-2020: Amend and file certificate of incorporation and adopt updated By-Laws; seconded by C. Fix and approved by all members.

C. Fix *made a motion* to appoint Pier Cipollone to a Voting Member of the Board of Directors for a standard term; seconded by N. Varland and approved by all members.

Audit and Finance:

Freed Maxick representatives, Laura Landers and Nicole Ryan, presented the 2019-2020 Independent Audit financial statements and management reports.

R. Tabelski *made a motion* was made to accept the independent 2019-2020 audit from Freed Maxick in its entirety, seconded by W. Bedford and approved by all members.

The Board reviewed the PARIS and ABO submissions for 2019-2020 and found no issues with the data to be submitted.

D. Geib *made a motion* to approve the 2019-2020 PARIS and ABO Submission report; seconded by C. Fix and approved by all members present.

The Board reviewed the Investment and Procurement Reports and found no issues.

R. Tabelski made a motion to approve the Investment and Procurement Reports, second by N. Varland and approved by all members.

The Board reviewed the 2019-2020 Annual Report and found no issues.

J. Whiting *made a motion* to approve the 2019-2020 Annual Report; seconded by D. Geib and approved by all members present.

Financial Statements- The May 2020 financial statements were reviewed with the board, and a brief overview was given.

C. Fix *made a motion* to approve the May 2020 financial statements; seconded by R. Tabelski and approved by all members present.

Real Estate/BOA/DRI/BIF/NYMS

Batavia DRI/DRI-BIF Project Updates- A. Maguire states there has been movement on these projects since our last meeting and will provide an update on the movement since our last meeting and discussion. 99 Main Street has been bid out and the architect and owner are in process of reviewing the 2 commercial units and 2 residential units that will be re-habilitated/converted. 242 Ellicott is ready for construction once the contractor provides certain insurance docs. 206 E. Main Streets multi-phased project continues to progress with financing. 2 of the projects need to follow up on some requests to ensure they are still progressing with their projects and continuing with the program. All other projects are still committed at this time despite the difficulties posed with the pandemic.

The DRI projects are also moving forward, Ellicott Station continues environmental testing on the east parcel for brownfield classification and waiting for the HCR award letter as stated previously. YMCA and UMMC are progressing and would like to have an architectural firm selected by the end of June. Theater 56 continues to finalize their designs

for the space and hope to be under construction within a month. Ellicott Place has been approved for incentives and should have the paperwork submitted to County and City planning very soon. Jackson Square and City Centre are making progress, the roof is still under repair and about 70-80% complete.

A. Maguire states that the New York Main Street Grant Scoring and Selection Committee had met a couple times to review, score and discuss the projects and has made selections with grant awards that total \$277,500 to recipients. All recipients have returned their acceptance of the award amounts and the BDC and LaBella will look to hold the individual conferences with the project owners tomorrow, June 26th to discuss the next steps. The project awarded include: 206 East Main Street (Main Street Pizza and Artemis) awarded \$75,000: Elevated living and dining experience, façade, conversion of upstairs to multiuse residential units (2 units in phase 1, multiple phases proposed at \$1.1 million total), Façade, Roof, Sprinkler system, utility hookups. 201 East Main Street (GO ART!) awarded \$75,000: Structural improvements including roof water management, masonry, carpentry, doors, windows, finished, mechanical, electrical, and plumbing. Rehab apartment, sprinkler system, paint, HVAC, elevator rehabilitation. 219 East Main Street (Fieldstone Financial) awarded \$50,000: Extend redesigned character of the building to exterior with exterior lighting, metal panel façade, clean, point and seal exterior brick structure. 33-39 Ellicott Street (Batavia Tailors), Awarded \$26,977: Façade Improvements, lighting, painting, exterior wall, ingress improvements, HVAC. 97 Main Street (Genesee Bank) awarded \$50,000: 1st and 2nd floor alterations, demolition, bathrooms, electrical, mechanical, paint, flooring, general construction. There will be 10 total commercial units involved and 3 residential conversions based on the accepted awards and proposed work. L. Aratari states the Scoring and Selection Committee did a great job and the BDC is very thankful for their time and effort on this. N. Varland asked how many applications were received and A. Maguire states 11, and considering the timing with COVID, it was a strong showing as owners are just not willing to take on a rehab project right now. This should be a smooth process and we do have LaBella and InSite support as well, just like the BIF projects did.

The City was a recipient of the BOA grant for City Centre and Harvester so we are working with Chris Bauer at Dept of State and this will help with predevelopment activities and phase 1 work and set us up for phase 2 work. This will include certain environmental testing to identify what previous uses were, what may be in the ground and set up for engineering work to begin. This could take 2-6 months for the DOS contract to arrive and at that point, eligible costs moving forward can be submitted and this will continue to push our development of those two areas to attract developers and projects as that is what they look for when selecting a site.

The City of Batavia, who should be commended for how quickly they were able to push this application and Council's approval, were able to have a process, application and agreement in place for our local restaurants to apply for use of City owned property, like Jackson Square that won't hold concerts this year, to help increase their overall seating capacity as indoor seating is limited to 50% and 6 feet apart. We hope all restaurants will take advantage of this program to help their numbers increase to a size that allows further financial recovery from being shut down during COVID. Another concept that is in the very preliminary stages of data gathering and research is the concept of Parklets in the downtown area, specifically non state routes as that is NYS DOT controlled. The concept of parklets is very successful in larger urban areas and was discussed during economic recovery meetings. It is an engineered structure that is safe, secure, ADA compliant and barricaded to withstand a certain amount of force, for safety reasons, that can be placed in the on-street parking areas in front of a business or restaurant. The goal is to continue the trend of helping our local businesses with additional seating and also to have pedestrians slow down, stop, sit, relax and ultimately utilize the businesses in our downtown and these seating areas. It will need to go through rigorous vetting with the City first and foremost (including management, attorney and code and zoning reviews). Main Street might not be an option for these types of programs as it is high traffic and DOT controlled, however side streets could be a viable option as they are City controlled. Safety is paramount with these structures and they must be ADA compliant and be removed during the fall and winter seasons. It is a progressive concept and could promote the walkable, livable, playable community. R. Cohen asked about sidewalk seating in the City and Main Street as the sidewalks are large. A. Maguire states the City has been great about allowing these on the side streets, and Main St is controlled by DOT, so they would need to approve those if they are in the right of way, which most sidewalk spaces are on our Main Street. J. Whiting states his dealing with DOT are similar, they are pretty strict about compliance for the outdoor dining, the agreement usually on the outdoor dining

takes the liability off of the city and they have a clause to terminate the program anytime if it is not complied with. Felipe Oltrimari from Genesee County Planning and Beth Kemp from the BID will be a part of the process in research, creating a template; guidelines, application, agreement, and all other required processes for these to be ready to present to City Department head for review. This is more of a long-term project as we continue to look to generate more activity and business downtown. A. Maguire states that they also held a news day for our local restaurants where several news outlets came in to do interviews with restaurant owners to hopefully draw in more business from areas that are not as far along on the phasing as the Finger Lakes region is.

Small Business – None at this time.

Old Business- COVID-19 has continued to poise financial difficulties, the BDC will continue to reach out to local businesses and continue to update the website as often as possible. All the partners are doing the same and we are all working as hard as we can support our local businesses with resources and guidance.

New Business – None at this time

L. Aratari state she is happy to have Pier Cipollone back on the Board as a voting member and thank you to Director Maguire who has worked hard these past months to get through COVID and the yearend processing required to stay compliant with local, state and federal laws.

Adjournment

J. Whiting made a motion to adjourn the meeting; seconded by W. Bedford and approved by all member present. The meeting stood adjourned at 9:37 a.m.

BATAVIA DEVELOPMENT CORPORATION

RESOLUTION # 3 - 2020

A meeting of the Board of Directors of the Batavia Development Corporation was convened on June 25, 2020.

The following resolution was duly offered by Director J. Whiting and seconded by Director C. Fix, to wit:

RESOLUTION OF THE BATAVIA DEVELOPMENT CORPORATION (THE "CORPORATION")
AUTHORIZING THE (i) EXECUTION AND FILING OF A CERTIFICATE OF AMENDMENT OF THE
CERTIFICATE OF INCORPORATION PURSUANT TO SECTION 803 OF THE NOT-FOR-PROFIT
CORPORATION LAW; AND (ii) AMENDING OF THE BY-LAWS OF THE CORPORATION

WHEREAS, the Batavia Development Corporation (the "Corporation") was established as a not-for-profit local development corporation of the State of New York organized under Section 1411 of the New York State Not-For-Profit Corporation Law ("NPCL") and is a corporation as defined in sub-paragraph (a)(5) of Section 102 of the NPCL, for which a Certificate of Incorporation was filed on August 15, 1994 (the "Certificate"); and

WHEREAS, the Corporation desires to increase the size of the Board of Directors from nine (9) Directors to eleven (11) Directors; and

WHEREAS, in furtherance of increasing the size of the Board of Directors, the Corporation desires to adopt a resolution to authorize (i) the execution and delivery of a Certificate of Amendment (the "Certificate of Amendment") to amend the Certificate and (ii) amending the Corporation's By-Laws, last revised June 27, 2019 (the "By-Laws"), to reflect the same; and

WHEREAS, pursuant to Articles II and IX of the By-Laws, the By-Laws may only be amended by the affirmative vote of a majority of voting Directors at a duly convened meeting of the Board of Directors at which a quorum is present.

NOW, THEREFORE, BE IT RESOLVED BY THE DIRECTORS OF THE BATAVIA DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. Pursuant to and in accordance with NPCL Section 803, the Corporation hereby approves and authorizes the execution of a Certificate of Amendment substantially in the form attached hereto as **Exhibit A**. The Corporation hereby further authorizes the filing of said Certificate of Amendment with the Department of State of the State of New York.

Section 2. Pursuant to and in accordance with Articles II and IX of the By-Laws, the Corporation hereby amends and restates its By-Laws, a copy of which is attached hereto as **Exhibit B** and as annexed to the minutes of this meeting and made a part hereof. The Amended and Restated By-laws of the Corporation are hereby adopted.

Section 3. The directors, officers, employees and agents of the Corporation are hereby authorized and directed for and in the name and on behalf of the Corporation to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the director, officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Corporation with all of the terms, covenants and provisions of the documents executed for and on behalf of the Corporation.

Section 4. The Corporation hereby ratifies, confirms, and approves any and all prior actions and approvals heretofore undertaken in connection with the foregoing.

Section 5. This Resolution shall take effect immediately.

Dated: June 25, 2020

AMENDED AND RESTATED
BY-LAWS
of the
BATAVIA DEVELOPMENT CORPORATION
AS OF June 25, 2020

ARTICLE I – THE CORPORATION

SECTION 1 NAME

The Corporation shall be known as “Batavia Development Corporation” (hereinafter, the “Corporation”).

SECTION 2 OFFICES

The principal office of the Corporation shall be in the City of Batavia, County of Genesee, State of New York. The corporation may also have offices at such other places within or without the State of New York as the Board of Directors may from time to time determine or the activities of the corporation may require.

SECTION 3 PURPOSES

The Corporation shall have such purposes as are now or hereafter set forth in its Certificate of Corporation, as amended (hereinafter, the "Certificate"). The Batavia Development Corporation was organized by the City of Batavia and is responsible for the economic development activities and is a steward for the City's economic development funds. The Corporation is to operate exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, to relieve and reduce unemployment, promote and provide for additional and maximum employment, better and maintain job opportunities, and lessen the burden of government and act in the public interest. Furthermore, the Corporation was formed to:

(a) foster job creation;

(b) construct, acquire, rehabilitate and improve for use by others, facilities in the City of Batavia, to assist financially in such construction, acquisition, rehabilitation and improvement to maintain and furnish advice, technical assistance and liaison with federal, state and local authorities;

(c) To acquire by purchase, lease, gift, bequest, devise or otherwise real or personal property or interests therein;

(d) To apply for loans and borrow money without limit as to amount; to make, draw, accept, endorse, execute and issue negotiable bonds, debentures, notes and other obligations therefor;

(e) To sell, lease, mortgage or otherwise dispose of or encumber any such facilities or any of its real or personal property or any interest therein upon such terms as it may determine;

(f) To enter into covenants and agreements and to comply with all the terms, conditions and provisions thereof, and otherwise to carry out its corporate purposes and to foster and encourage the location or expansion of facilities and related businesses in the territory in which the operations of such Corporation are principally to be conducted;

(g) To apply for and make grants and loans and to execute any and all documents necessary in connection therewith;

(h) To do any other act or thing incidental to or connected with the foregoing purposes or in advancement thereof, but not for the pecuniary profit or financial gain of its members, directors, officers or any private person;

(i) Without leave of the court, to sell, lease, mortgage or otherwise dispose of or encumber any such plants or any of its real or personal property or any interest therein upon such terms as it may determine;

(j) In connection with loans from New York State and United States government agencies, to enter into covenants and agreements and to comply with all the terms, conditions and provisions thereof, and otherwise to carry out its corporate purposes and to foster and encourage the location or expansion of retail, industrial, commercial, recreational or manufacturing facilities in the territory in which the operations of such corporation are principally to be conducted;

(k) To do all and everything suitable for the accomplishment of any of the foregoing purposes; including but not limited to retail loans and assistance to retail businesses; and

(l) In general, to perform any and all acts and things, and exercise any and all powers which may now or hereafter be lawful for the Corporation to do or exercise under and pursuant to the laws of the State of New York for the purpose of accomplishing any of the foregoing purposes of the Corporation.

ARTICLE II – BOARD OF DIRECTORS

SECTION 1 POWER OF THE BOARD OF DIRECTORS

The corporation shall be managed by its Board of Directors (hereinafter, the “Board”), which shall establish all general policies governing its operations.

SECTION 2 NUMBER, ELECTION, AND TERM OF DIRECTORS

(a) The number of voting Directors shall be at least five (5) and not more than a total of eleven (11) voting Directors. Directors shall be appointed by the Board. Whenever the number of voting Directors is less than five (5), there shall be a special meeting of the Board in which more voting Directors shall be appointed to maintain a total of at least five (5). The term of each Director shall be three (3) years. No Director shall be elected to the Board for more than three (3) consecutive terms. Up to an additional ten (10) individuals may be appointed as non-voting Directors of the Board, who shall serve for one-year term and act in advisory capacity only to the voting Directors. The appointed non-voting Directors shall enjoy the benefits of any indemnification of voting Directors as determined herein or as determined from time to time. The Directors shall exercise all rights of Directors as described herein and in the Certificate of Incorporation or any applicable resolution. Any subsequent increase or decrease in the size of the Board of Directors shall require an amendment of the Certificate and the approval of Board by the affirmative vote of a majority of voting Directors at a duly convened meeting of the Board at which a quorum is present. As used in these By-laws, “the entire Board of Directors” means the total number of voting Directors that the Corporation would have if there were no vacancies on the Board.

(b) The President/Chief Executive Officer, as defined herein, may serve on the Board of Directors of the Corporation; provided, however, in such event, shall not participate in determining the level of compensation or reimbursement, or time and attendance rules for the position of President/Chief Executive Officer.

(c) All Directors of the Board shall participate in training approved by the State of New York regarding their legal, fiduciary, financial and ethical responsibilities as Directors within one (1) year of appointment to the Board. Thereafter, the Directors shall participate in such continuing training as may be required to remain informed of best practices, regulatory and statutory changes relating to the effective oversight of the management and financial activities of the Corporation and the adhere to the highest standards of responsible governance.

(d) As soon as practicable and in compliance with Section 2825 of the Public Authorities Law, the majority of the voting Directors shall be Independent Directors, as such term is defined in paragraph (e) below.

(e) Independence. For the purposes of these By-Laws, an Independent Director means any person who:

(i) is not, and in the past two (2) years has not been, employed by the Corporation or another corporate body having the same ownership and control of the Corporation in an executive capacity;

(ii) is not, and in the past two (2) years has not been, employed by an entity that received remuneration valued at more than fifteen thousand dollars (\$15,000.00) for goods and services provided to the Corporation or received any other form of financial assistance valued at more than fifteen thousand dollars (\$15,000.00) from the Corporation;

(iii) is not a relative of an executive officer or employee in an executive position of the Corporation or another corporate body having the same ownership and control of the Corporation; and

(iv) is not, and in the past two (2) years has not been, a lobbyist registered under a state or local law and paid by a client to influence the management decisions, contract awards, rate determinations or any other similar actions of the Corporation or another corporate body having the same ownership and control of the Corporation.

(f) Board Offices. A Chairperson and Vice-Chairperson shall be elected from among the Directors at the annual meetings of the Board of Directors. The term of office for the Chairperson and Vice-Chairperson shall extend for one year after his or her election and until a successor is elected. Subject to the provision of paragraph (a) of this section, the Chairperson and Vice-Chairperson shall be eligible to serve an unlimited number of consecutive terms.

SECTION 3 RESIGNATION AND REMOVAL OF DIRECTORS

(a) Any Director of the Corporation may resign at any time by giving written notice to the Chairperson, with a copy provided to the Secretary. Such resignation shall take effect at the time specified therein or, if no time is specified, then on delivery. Acceptance of the resignation shall not be necessary to make it effective.

(b) Any Director may be removed from the Board with or without cause by a majority vote of voting Directors provided there is a quorum of not less than a majority of the entire Board present.

SECTION 4 NEWLY CREATED DIRECTORSHIPS AND VACANCIES

Newly created directorships resulting from an increase in the number of directors, and vacancies occurring for any reason, shall be filled by the Board of Directors as soon as practicable but in no event later than sixty (60) days after the increase or vacancy occurs. A Director elected to fill a vacancy caused by resignation, death, disability or removal shall hold office for the unexpired term of his or her predecessor in office and until a successor is elected and takes office.

SECTION 5 ANNUAL MEETING

The Annual Meeting of the Board of Directors shall be held within six months after the end of each fiscal year at a convenient time and location designated by the Board. Written notice of the annual meeting shall be mailed, emailed or delivered to each Director of the Corporation prior to the meeting.

SECTION 6 ANNUAL REPORT

At the annual meeting of the Board, a Director designated by the Board or the President and/or the Treasurer of the Corporation shall present an annual report showing:

(a) A complete audited financial statement of the Corporation for the fiscal year immediately preceding the date of the report showing the assets and liabilities, principal changes in assets and liabilities, revenue, receipts, expenses and disbursements of the Corporation; and

(b) A summary of the activities of the Corporation during the preceding year.

The annual report of the Corporation shall be filed every year, together with the PARIS report, with the New York State Public Authority's Budget Office.

SECTION 7 SPECIAL MEETING AND NOTICE

Special meetings of the Board of Directors may be called at any time by a majority of Directors or by the President/Chief Executive Officer or any other officer of the Corporation. Written notice shall be mailed or delivered to each Director of the Corporation prior to the meeting. Said notice shall state the purposes, time and place of the special meeting and that no business other than that specified in the notice may be transacted; provided, however, if by unanimous consent all of the Directors present at such meeting elect to transact business not previously described in the aforementioned notice, then the Directors may transact such other business.

SECTION 8 WAIVERS OF NOTICE

Notice of a meeting need not be given to any Director who submits a signed waiver of notice whether before or after the meeting, or who attends the meeting without protesting, prior thereto or at its commencement, the lack of notice to him or her.

SECTION 9 PLACE OF MEETING

The Board of Directors may hold its meetings at such place or places within or outside the State of New York as the voting Directors may from time to time by resolution determine.

SECTION 10 OPEN MEETINGS

The Corporation is subject to Open Meetings Law. The Corporation shall comply with the Open Meetings Law of the State of New York, as set forth within Article 7 of the Public Officers Law.

SECTION 11 FREEDOM OF INFORMATION

The Corporation is subject to Freedom of Information Law. The Corporation shall comply with the Freedom of Information Law of the State of New York, as set forth within Article 6 of the Public Officers Law.

SECTION 12 PUBLIC AUTHORITIES ACCOUNTABILITY ACT

The Corporation is subject to the Public Authorities Accountability Act of 2005, as amended by Chapter 506 of the Laws of 2009 (collectively, the "PAAA") and shall comply with the PAAA, as set forth within the New York State Public Authorities Law.

SECTION 13 QUORUM AND ADJOURNED MEETINGS

(a) A majority of the voting Directors shall constitute a quorum for the transaction of business at meetings of the Board. When a quorum is once present to organize a meeting, it shall not be broken by the subsequent withdrawal of any Director(s).

(b) A majority of the voting Directors present, whether or not a quorum is present, may adjourn the Board meeting to another time and place. If a quorum is present at the adjourned meeting, any business may be transacted that might have been transacted on the original date of the meeting. Notice of the adjourned meeting shall be given to all Directors.

SECTION 14 ACTION BY THE BOARD OF DIRECTORS

Any corporate action to be taken by the Board of Directors means action at a meeting of the Board. Each voting Director shall have one vote regarding any corporate action to be taken by the Board. Except as otherwise provided by law or these By-Laws, the vote of a majority of the voting Directors present at the time of the vote at a duly convened meeting at which a quorum is present shall be the act of the Board of Directors. All reference to actions of the Board of Directors herein and in the Certificate shall mean the affirmative vote of a majority of the voting Directors present at the time of the vote at a duly convened meeting at which a quorum is present.

SECTION 15 ORGANIZATION

At each meeting of the Board of Directors, the Chairperson, or, in his or her absence, the Vice-Chairperson shall preside. The Secretary, or in his or her absence, a person chosen by a majority of the voting Directors present, shall keep complete and accurate minutes of the meeting.

SECTION 16 ATTENDANCE AT MEETINGS

Attendance at each meeting of the Board shall be recorded by the Secretary in the minutes thereof.

SECTION 17 COMPENSATION

The Directors shall serve in their capacity as Directors of the Corporation without compensation. All Directors may be reimbursed for reasonable expenses incurred in the performance of corporate duties.

SECTION 18 ANNUAL INDEPENDENT AUDIT

The Audit Committee shall present to the Board upon its completion, the annual independent audit report performed in accordance with the requirements of the PAAA and generally accepted government auditing standards certified by a firm of independent public accountants. The certified independent public accounting firm that performs the annual independent audit shall timely report to the Audit Committee the following:

- (i) the assets and liabilities, including the status of reserve, depreciation, special or other funds including the receipts and payments of such funds, of the Corporation as of the end of the fiscal year;
- (ii) the principal changes in assets and liabilities, including trust funds, during said fiscal period;
- (iii) the revenue or receipts of the Corporation, both unrestricted and restricted, to particular purposes during said fiscal period;
- (iv) the expenses or disbursements of the Corporation for both general and restricted purposes, during said fiscal period; and
- (v) a schedule of the bonds and notes of the Corporation outstanding during said fiscal period, including all refinancings, calls, refundings, defeasements, and interest rate exchange or other such agreements, and for any debt issued during the fiscal period, together with a statement of the amounts redeemed and incurred during such fiscal period as a part of a schedule of debt issuance that include the date of issuance, term, amount, interest rate, means of repayment and cost of issuance.

Furthermore, the certified independent public accounting firm that performs the annual independent audit shall timely report to the Audit Committee the following:

- (i) all critical accounting policies and practices to be used;
- (ii) all alternative treatments of financial information within generally accepted accounting principles that have been discussed with the management of the Corporation, ramifications of the use of such alternative disclosures and treatments, and the treatment preferred by the certified independent public accounting firm;
- (iii) other material written communications between the certified independent public accounting firm and the management of the Corporation, such as the management letter along with management's response or plan of corrective action, material corrections identified or schedule of unadjusted differences, where applicable.

SECTION 19 PROPERTY RIGHTS

No Director of the corporation shall, by reason of that position, have any rights to or interest in the property or assets of the Corporation.

ARTICLE III - COMMITTEES

SECTION 1 STANDING COMMITTEES

(a) The Standing Committees of the Board shall be as described in subparagraph (b) below. Except as otherwise provided by these By-Laws, each Standing Committee shall consist of at least three Directors. No Standing Committee shall have authority as to the following matters:

- (i) The filling of vacancies on the Board of Directors or any committee;
- (ii) The amendment or repeal of these By-laws or the adoption of new By-Laws; or
- (iii) The amendment or repeal of any resolution of the Board which by its terms is not so amendable or repealable.

(b) Until changed by amendment of these By-Laws, the Corporation shall have the following Standing Committees:

Audit and Finance Committee. There shall be an Audit and Finance Committee consisting of at least a majority of Independent members, who shall be elected by a plurality of the votes cast by the voting Directors of the Corporation at each annual meeting of the Board and shall serve until the next annual meeting. To the extent practicable, members of the Audit and Finance Committee should be familiar with corporate financial and accounting practices. The Audit and Finance Committee shall recommend to the Board the hiring of a certified independent accounting firm in compliance with the PAAA to conduct the annual independent audit, establish the compensation to be paid to the accounting firm and provide direct oversight of the performance of the annual independent audit. The Audit and Finance Committee shall have the responsibility to review proposals for the issuance of debt by the Corporation and its subsidiaries, if any, and make recommendations.

Governance Committee. There shall be a Governance Committee consisting of at least a majority of Independent members, who shall be elected by a plurality of the votes cast by the voting Directors of the Corporation at each annual meeting of the Directors and shall serve until the next annual meeting. The Governance Committee shall keep the Board informed of current best governance practices, review corporate governance

trends, update the Corporation's corporate governance principles, and advise the Directors on the skills and experience required of potential Directors.

SECTION 2 SPECIAL COMMITTEES

The Board of Directors, by resolution adopted by a majority of the voting Directors, may create Special Committees, which shall have only the powers specifically delegated to them and shall in no case have powers which are not authorized for Standing Committees. The members of Special Committees shall be appointed by a plurality of the votes cast by the voting Directors of the Corporation.

SECTION 3 MEETINGS

Meetings of committees shall be held at such times and places as shall be fixed by the respective committee chairpersons, or by vote of a majority of all of the members of the committee. Written notice shall be mailed (via regular or electronic mail) or delivered to all members of the committee prior to each meeting. Written minutes of the proceedings shall be kept at all committee meetings and shall be submitted at the next meeting of the Board. The President/Chief Executive Officer and Chairperson of the Board of Directors of the Corporation, or their respective designees, may attend all committee meetings, but will not possess any voting rights.

SECTION 4 QUORUM

Unless otherwise provided by resolution of the Board of Directors, a majority of all of the members of a committee shall constitute a quorum for the transaction of business.

SECTION 5 MANNER OF ACTING

Any corporate action to be taken by a committee shall mean such action to be taken at a meeting of the committee. Action by a committee shall be taken by majority vote at a duly convened meeting of the members of the committee.

ARTICLE IV - OFFICERS

SECTION 1 PRESIDENT/CEO; TREASURER/CFO; SECRETARY; OTHER OFFICERS

The Corporation shall have a President/Chief Executive Officer, a Vice President, a Treasurer/Chief Financial Officer, a Secretary, and other officers and assistant officers as the Board of Directors may determine. The offices of president and secretary shall not be held by the same person. The officers shall have such duties as may be prescribed by these By-Laws and the Board of Directors.

SECTION 2 TERMS OF OFFICERS

The officers shall be appointed by the Board of Directors at its annual meeting. The term of office of each officer shall be three (3) years, and each officer shall hold office until a successor is appointed and qualified. No officer shall be re-appointed after serving two (2) consecutive terms.

SECTION 3 ADDITIONAL OFFICERS

Additional officers may be appointed for such period, have such authority and perform such duties, either in an administrative or subordinate capacity, as the Board of Directors may from time to time determine. Such positions may include a Chief Operating Officer, an Executive Director, and any other position established by the Board of Directors from time to time.

SECTION 4 REMOVAL OF OFFICERS

Any officer may be removed by a majority vote of voting Directors, with or without cause, at any time, provided there is a quorum of not less than a majority of the entire Board of Directors present at the meeting at which such action is taken.

SECTION 5 RESIGNATION

Any officer may resign at any time by giving written notice to the Board of Directors, the President/Chief Executive Officer or the Secretary; provided, however, the President/Chief Executive Officer must provide written notice of his or her intent to resign to the Board of Directors and the Secretary must provide written notice of his or her intent to resign to the President or the Board of Directors. Any such resignation shall take effect at the time specified therein, or, if no time is specified, then on delivery. Acceptance of the resignation shall not be necessary to make it effective.

SECTION 6 VACANCIES

A vacancy in any office of the Corporation shall be filled by a majority vote of voting Directors.

SECTION 7 PRESIDENT/CHIEF EXECUTIVE OFFICER

The Board of Directors shall appoint the President/Chief Executive Officer by resolution, which resolution shall set the President/Chief Executive Officer's annual compensation. The President/Chief Executive Officer shall generally supervise all affairs of the Corporation. The President/Chief Executive Officer shall perform such other duties as may be assigned to him or her from time to time by the Board of Directors.

SECTION 8 VICE PRESIDENT

The Board of Directors may appoint a Vice-President. The Vice-President shall perform the duties of the President in the absence of the President and such other duties as may be assigned to him or her from time to time by the Board or the President.

SECTION 9 SECRETARY

It shall be the duty of the Secretary to supervise the preparation of minutes of all meetings of the Board of Directors and its committees, the giving of all notices required to be given by the Corporation, and the keeping of a current list of the Corporation's Directors and officers and their residence addresses. The Secretary shall be responsible for supervising the preparation and maintenance of the books and records of the Corporation. The Secretary shall attend to such correspondence as may be assigned to him or her and perform all the duties customarily incidental to that office and such other duties as may be assigned to him or her by the Board of Directors or the President/Chief Executive Officer. From time to time, the Board of Directors employ or contract with an appointed Acting Secretary to whom the Board of Directors may designate certain duties of the Secretary and other such duties as may be assigned to him or her.

SECTION 10 TREASURER/CHIEF FINANCIAL OFFICER

The Board of Directors shall appoint the Treasurer/Chief Financial Officer by resolution, which resolution shall set the Treasurer/Chief Financial Officer's annual compensation. It shall be the duty of the Treasurer/Chief Financial Officer of the Corporation to oversee the financial affairs of the Corporation, report at each regular meeting of the Board of Directors, and participate in preparing the annual report of the Corporation and the filing of all required tax returns and other regulatory reports. The Treasurer/Chief Financial Officer shall perform such other duties as may be assigned to him or her by the Board of Directors or the President/Chief Executive Officer. From time to time, the Board of Directors may employ or contract with an appointed Acting Treasurer/Chief Financial Officer to whom the Board of Directors may designate certain duties of the Treasurer/Chief Financial Officer and other such duties as may be assigned to him or her.

ARTICLE V - CONTRACTS, CHECKS, DRAFTS AND BANK ACCOUNTS

SECTION 1 EXECUTION OF CONTRACTS

The Board of Directors may, except as these By-Laws otherwise provide, authorize any officer or officers, agent or agents, employee or employees, in the name of and on behalf of the Corporation, to enter into any contract or execute and deliver any instrument, and such authority may be general or confined to specific instances; but, unless so authorized by the Board of Directors, or expressly authorized by these By-Laws, no officer, agent or employee shall have any power or authority to bind the Corporation by any contract or engagement or to pledge its credit or to render it liable pecuniarily in any amount for any purpose.

SECTION 2 LOANS

No loans shall be contracted on behalf of the Corporation unless specifically authorized by the Board of Directors.

SECTION 3 CHECKS, DRAFTS, ETC.

All checks, drafts and other orders for the payment of money out of the funds of the Corporation, and all notes or other evidences of indebtedness of the Corporation, must be signed on behalf of the Corporation by two of the following persons: the President/Chief Executive Officer, the Treasurer/Chief Financial Officer or the Chairperson of the Board.

SECTION 4 DEPOSITS

All funds of the Corporation not otherwise employed shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories as the Treasurer may recommend and the Board of Directors approve.

SECTION 5 INVESTMENTS

The Board of Directors may authorize the Corporation to contract with an investment advisor and custodian to manage its investments in accordance with an investment policy established by the Board.

ARTICLE VI - GENERAL

SECTION 1 SEAL

The corporate seal shall have inscribed thereon the name of the Corporation, the year of its organization, and the words "Corporate Seal, New York." The seal may be used by causing it or a facsimile thereof to be impressed or affixed or otherwise reproduced.

SECTION 2 BOOKS AND RECORDS

There shall be kept by the Corporation: (1) correct and complete books and records of account; (2) minutes of the proceedings of the Board of Directors and its committees; (3) a current list of the Directors and officers of the Corporation and their residence addresses; (4) a copy of the Certificate of Incorporation; and (6) a copy of these By-laws. The foregoing items shall be subject to inspection and/or audit at any time by or at the direction of the Board of Directors.

SECTION 3 INDEMNIFICATION

The Corporation shall indemnify each Director, each officer, and, to the extent authorized by the Board of Directors, each other person authorized to act for the Corporation or on its behalf, to the full extent to which indemnification is permitted under the Not-For-Profit Corporation Law.

SECTION 4 INTERESTED DIRECTORS AND OFFICERS

The Board of Directors shall adopt a policy regarding conflicts of interest which shall apply to all directors and officers.

SECTION 5 LOANS TO DIRECTORS AND OFFICERS

The Corporation, either directly or indirectly, including through any subsidiary, is prohibited from extending or maintaining credit, arranging for the extension of credit or renewing any extension of credit, in the form of a personal loan to or for any Director, or Officer, or to any other company, corporation, firm, association or other entity in which one or more of the Directors or Officers of the Corporation are members, director or officers or hold a substantial financial interest.

ARTICLE VII - FISCAL YEAR

The fiscal year of the Corporation shall commence on the first day of April of each year and end on the last day of March.

ARTICLE IX - RULES OF ORDER AND BYLAW CHANGES

SECTION 1 RULES OF ORDER

The Chairperson shall preside at all meetings of the Corporation.

SECTION 2 BYLAW CHANGES

These By-laws may be amended, repealed or adopted only by a majority of the Board of Directors of the Corporation.

CERTIFICATE OF AMENDMENT

OF THE

CERTIFICATE OF INCORPORATION
OF
BATAVIA DEVELOPMENT CORPORATION
UNDER SECTION 803 OF THE NOT-FOR-PROFIT CORPORATION LAW

I, the undersigned, do hereby certify:

FIRST: The name of the corporation is Batavia Development Corporation.

SECOND: The Certificate of incorporation was filed by the Department of State on August 15, 1994.

THIRD: The law under which the Corporation was formed is Section 1411 of the Not-For-Profit Corporation Law of the State of New York.

FOURTH: The Corporation is a corporation as defined in subparagraph (a)(5) of Section 102 of the Not-for-Profit Corporation Law.

FIFTH: The certificate of incorporation is amended as follows:

I. Paragraph NINTH of the Certificate of Incorporation relating to the purposes and powers of the Corporation is hereby amended to read in its entirety as follows:

NINTH: The number of its directors shall be not less than five nor more than eleven. A director need not be a member.

SIXTH: The Secretary of State is designated as agent of the Corporation upon whom process against it may be served. The address to which the Secretary of State shall forward copies of process accepted on behalf of the Corporation is: Batavia Development Corporation, 1 Batavia City Center, Batavia, New York 14020.

SEVENTH: The Corporation has no members. This Certificate of Amendment was authorized by a majority of the Corporation's Board of Directors entitled to vote thereon at a meeting of the Board of Directors in which majority of the Board was present.