

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

Attendance

BDC Attendees: Pier Cipollone, Wesley Bedford, Andrew Maguire, Rachael Tabelski, Jake Whiting, Nathan Varland, Steve Pies, Chris Fix, Derek Geib.

Excused Member: Rebecca Cohen, Lori Aratari

Media/Guests: Mike Pettinella; The Batavian, Brian Quinn; the Daily News

Call to Order

At 8:32 a.m. W. Bedford, 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: None.

Enter Public Session:

Chairman's Report

Vice President W. Bedford presented the meeting minutes from the June 25th, 2020 meeting. Motion of P. Cipollone to approve the meeting minutes as presented; seconded by C. Fix and approved by all members present.

W. Bedford announced the next scheduled meeting for the BDC will be held on August 27th, 2020 at City Hall at 8:30 a.m. if the Board feels comfortable to meet in person in a safe, compliant setting, or can be held will via Zoom the meeting could be posted on the agenda and the website.

Committee Reports

Governance and Nomination Committee: None.

Audit and Finance:

Financial Statements- The June 2020 financial statements were reviewed with the board, and a brief overview was given. The budget balances will be imported once the City has launched their new software package and Lisa Neary can find some time to do so as the City is currently finalizing their audit as well. A. Maguire states that the BDC is on pace to be under expended the 2020-2021 fiscal year, mainly due to lack of need for additional professional services at this time. Also provided was a budget summary page for 2020-2021. N. Varland asked if the 2020-2021 budget was all set as the date on the document was 2019. A. Maguire states the fiscal year, and ABO requires the budget be passed 90 days prior to the new fiscal year.

Motion of D. Geib to approve the June 2020 financials statements, seconded by P. Cipollone, approved by all members present.

Real Estate/BOA/DRI/BIF/NYMS

Batavia DRI/DRI-BIF Project Updates- A. Maguire states he will highlight the updates and movement on the projects since the last BDC meeting. 242 Ellicott contractor has submitted for the necessary building permits and should start construction in the next week or two. R. Tableski inquired if the BDC needed to approve the pass through of the grant

funds on these projects. A. Maguire states that he has been in communication with Ed Flynn from LaBella Assoc about the paperwork process and approvals and he has not indicated it was required but would follow up and inform the Board next meeting if they are required. R. Tabelski states she believes in the past they were, but to please follow up. 206 E. Main Streets multi-phased project continues to progress with design for review with the City. 2 of the projects need to follow up on some requests to ensure they are still progressing with their projects and continuing with

The DRI projects are also moving forward, Ellicott Place has received GCEDC approvals and is ready for bidding. David Rawley had inquired about the bidding process and A. Maguire will assist and hopes the 12 residential unit project, and commercial units, can be ready to go by the end of August 2020. Ellicott Station has the planning approvals that are needed and will not need to re-affirm those, the BDC is still awaiting the HCR announcement. 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, the project manager has a very good handle on some items they need to address and see this project through the finish line and demo is about 95% complete and will submit the designs to the City. City Centre is making progress, LaBella Assoc is handling some design work and the BDC will follow up on the progress. P. Cipollone states the gate was unsecured and appeared that kids were in there throwing rocks and trying to break into windows, the authorities were contacted for safety concerns, and to contact Savarino to secure the site. A. Maguire states safety is paramount and no one should be trespassing on that site as it is unsafe, especially for children, we do not want anyone to get hurt and will contact the project manager to secure the site. S. Pies states that the new Ellicott Trail is amazing, and as we continue to be in multiple years of this Ellicott Station project, Mr. Savarino has stated he is committed despite waiting for the proper funding stack, the BDC has asked for little thing and it does not appear he has done anything and his commitment questionable, is that a fair statement. A. Maguire states that it is a statement but A. Maguire remains optimistic and that the best the BDC can do is ask for those things to happen, although the lack of action at the site is evident. R. Tabelski states that City requests to Sam have been complied with, and there are very few announcements about grant funding through Cuomo's office due to Covid. A. Maguire states that there are not dozers out there as in economic development you rarely see that unless financing is secure. Hopefully very soon there will be a CFA announcement, but as of now there are no updates now, but there may not be very many, the grants may focus on public work projects and safety when they are announced and the BDC/City is lucky to have secured the 2020 New York Main Street program. R. Tabelski agrees and the CFA's have no announcements scheduled and they may be geared toward public infrastructure. P. Cipollone states that Mr. Savarino affirmed to the Planning Board that they would secure the building as well as a personal statement to secure the windows and remove the garage on site as the garage sits on a parcel line. A. Maguire states he will contact the project manager as he stated, and that statement is correct about the garage, to merge those parcels the garage needs to be removed.

A. Maguire states that the New York Main Street Grant projects are in the process of the environmental screening and review which is about a month to two months, next they move to SHPO reviews. The aggressive timeline is key as we need to get through these so the projects can be set up for a spring and summer of 2021 construction phase.

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 has provided deliverables and the BDC and City await the contract as that will allow costs to be reimbursed. R. Tabelski states the deliverables must come before the contract, we still must RFP the design and engineering contracts and the BDC will be asked to assist. A. Maguire states he is confident we will see shovels in the ground.

Small Business – W. Bedford states an RLF Grant Application was submitted and reviewed by the Small Business Committee and had some specifics that needed to be cleared up before it could be presented. A. Maguire states he concurs, the application was not compliant with the current guidelines and has some issues that need to be resolved, but as of now the news is not great with that making it to the BDC Board.

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. Unemployment benefits have poised a difficulty in getting employees to return. 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. W. Bedford states that he is happy to answer PPP questions if there are any. R. Tabela asked if the program will continue with the new stimulus package. W. Bedford states he does not believe it was specific to that, when the funding runs out the funding runs out. Most banks are focusing on no changes from the government and then forgiveness for those funds.

New Business – None at this time

Adjournment

Motion of N. Varland to adjourn the meeting; seconded by S. Pies and approved by all member present. The meeting stood adjourned at 9:07 a.m.

DRAFT