

BATAVIA DEVELOPMENT CORPORATION (BDC)
1 City Centre, Batavia NY @ 8:30am
Meeting Minutes October 22nd, 2020

Attendance

BDC Attendees: Lori Aratari, Andrew Maguire (Director), Rachael Tabelski, Nathan Varland, Pier Cipollone, Derek Geib, Rebecca Cohen, Steve Pies, Jake Whiting, Chris Fix (attendance by video conference)

Members by Conference Call (no motions or voting rights): Wesley Bedford

Media/Guests: none

Call to Order

At 8:34 a.m. L. Aratari, President of the BDC, called the meeting to order, which will be recorded and posted on the BDC website. The BDC will not enter executive session.

Presentations: None.

Enter Executive Session

Motion of S. Pies to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 8:35 a.m. 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.

The motion was seconded by P. Cipollone and approved by all members present.

Enter Public Session

Motion of P. Cipollone enter back into public session at 9:33 a.m.; seconded by J. Whiting and approved by all members present.

Enter Public Session

Chairman's Report

President L. Aratari presented the meeting minutes from the September 24th, 2020 meeting. Motion of P. Cipollone to approve the meeting minutes as presented; seconded by S. Pies and approved by all members present.

L. Aratari announced the next scheduled meeting for the BDC will be held on November 25th, 2020 at City Hall at 8:30 a.m.

L. Aratari discussed the final 4 responses on the Board Members Confidential Evaluations.

Committee Reports

Governance: The Governance Committee met on October 20th, 2020 to review the BDC Policy documents in their entirety. They will be ready to present any proposed changes to the policies at our January 2021 meeting for approval.

Director A. Maguire reminded all members that the annual sexual harassment interactive training must be completed if not done so through the Board of Directors actual employers.

Audit and Finance:

The Audit and Finance Committee met on October 20th, 2020 to discuss the upcoming 2021-2022 BDC Budget. It will meet one more time prior to presenting the BDC 2021-2022 Budget at the December 2020 meeting.

Financial Statements- The September 2020 financial statements were reviewed with the board, and a brief overview was given. A. Maguire states the BDC is on pace to be under expended the 2020-2021 fiscal year which also leaves room for increased services prior to fiscal year end.

Motion of J. Whiting to approve the September 2020 financial statements, seconded by R. Cohen, 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 is about half way through construction. 99 Main Street has submitted for their building permits and will look to start work shortly. A successful “project-kickoff” was held in September with the attendance of Lt. Governor Kathy Hochul that A. Maguire Emceed. 109-111 Main street will be out to bid very soon. 206 E. Main Streets multi-phased project is approved by the PDC and County for its façade improvements. 39-43 Jackson has completed the SVI Environmental testing.

The DRI projects are also moving forward, Ellicott Place is under construction which will add 10 apartments to our downtown. There was a successful “project-kickoff” event held in October that Lt. Governor Kathy Hochul also attended. Ellicott Station has confirmed the building permits with the City and is working through GDA agreements with granting agencies involved. YMCA and UMMC continue their design work. Theater 56 continues to finalize their designs and the demolition; the project demo is still about 95% complete and will submit the designs to the City when they are ready.

A. Maguire states that the New York Main Street Grant projects have completed their environmental screening and review and will be moved to State Historical Preservation Organization review once scopes are completely finalized. The projects are on a great path to be completed in a timely manner.

The City was a recipient of the BOA grant for City Centre and Harvester, the city and BDC are working with Chris Bauer at Dept of State and this will help with predevelopment activities and the deliverables are being reviewed. P. Cipollone asked if any progress has been made with the Harvester initiatives the BDC identified in the past. A. Maguire will send the draft deliverables to review the goals of the grant.

Small Business

Collaborative Efforts to Promote our Projects and the City of Batavia for Future Development – New Articles and Events: A. Maguire states the BDC with other local partners, like the BID and GCEDC, have put forth much effort to promote all the great projects coming to fruition and construction. Recently Gov Cuomo had a press release that covered Ellicott Place and their project. Lt. Governor Kathy Hochul attended two of the recent kick-off events. This reaches news outlets far and wide and draws in the Rochester and Buffalo market and should draw in more developer interest as the good news spreads about the investments coming to downtown Batavia.

Adjournment

Motion of N. Varland to adjourn the meeting; seconded by R. Tabelski and approved by all member present. The meeting stood adjourned at 9:44 a.m.