

BATAVIA DEVELOPMENT CORPORATION (BDC)
Live and Recorded Zoom Meeting: Zoom Meeting ID: 897 3075 0602, Passcode: 400989
Meeting Minutes February 25th, 2021

Attendance

BDC Attendees: Pier Cipollone, Wesley Bedford, Andrew Maguire (Director) , Steve Pies, Rachael Tabelski, Jake Whiting, Lori Aratari, Derek Geib, Chris Fix, Nate Varland

Absent/Excused: Rebecca Cohen

Media: None

Call to Order

At 8:32 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 W. Bedford to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 8:33 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 S. Pies and approved by all members present.

R. Tabelski left the meeting at 8:50am.

Enter Public Session

Motion of W. Bedford to enter back into public session at 9:17 a.m.; seconded by J. Whiting and approved by all members present.

Chairman's Report

No agenda additions to be proposed.

President L. Aratari presented the meeting minutes from the January 28th, 2021 meeting.

motion of C. Fix to approve the meeting minutes as presented; seconded by W. Bedford and approved by all members present.

L. Aratari announced the next scheduled meeting for the BDC will be held on March 25th, 2021 at 8:30 a.m. The meeting will be held Via Zoom, which will be live, recorded and posted on the BDC Website.

L. Aratari asked for the Confidential Board Evaluation forms by the March 25th, 2021 meeting.

Committee Reports – None at this time.

Audit and Finance

Financial Statements- The February 2021 financial statements were reviewed with the board; a brief overview was provided by A. Maguire and provided the Board with a Budget to Actual update. There will be more bills coming in for March and the fiscal year end to clean up outstanding. N. Varland states he appreciates the budget to actual information.

Motion of P. Cipollone to approve the December 2020 financial statements; seconded by S. Pies approved by all members present.

J. Whiting left the meeting at 9:20am

Freed Maxick Audit Proposed Dates - April 9th, May 27th, May 28th : L. Aratari informed the Board that Freed Maxick will be in town soon to perform the BDC audit. A. Maguire states the agreement with Freed Maxick was for 3 years of service, this will be the last year they are under contract, however the City's involvement with the audit is critical as they provide financial services, it makes sense to use whomever they are for the City's audit services.

Real Estate/ BOA

DRI and Building Improvement Fund – A. Maguire states the Theater 56 project is about ready to have the dance studio construction underway as phase 1, finalizing the design for the theater and the BDC hopes to receive the NYMS Anchor Grant in March . Jackson Square held stakeholder meetings and public input and be as utilized as possible. C. Fix provided a brief history of Jackson Square; in the 90's Ed Flynn worked with the City and created a strategic plan, the planners stated this is a gem in the city no one knows it exists. Mr. Flynn was able to find grant funds. A. Maguire states the late Steve Carr was instrumental to this as well, and Architectural Resources is looking for history on the site. City Centre continues to make progress, working through the winter, Mr. Gauteri has really done an amazing job. N. Varland states it is amazing to see those big windows and progress on the exterior and it is a staple of downtown development so far. Healthy Living Campus projects should begin demolition in the fall of 2021. A. Maguire states there are some dumpsters on Main Street to continue that showing of economic development. The Building Improvement Fund currently has 3 projects under construction. 109-111 Matt Gray's project is underway with dumpsters to clean out that top floor. 99 Main also has some dumpsters out there, two big projects on Main Street, they are visible. 242 Ellicott 206 E. Main Street will be completing their design work and recently had an asbestos survey completed. 242 Ellicott's interior work is completed, the façade improvements are next. 206 E. Main St. is finalizing design with InSite. 39-43 Jackson Street is through the planning approvals needed and should have his design work completed in a month and out to bid and construction in spring. N. Varland inquired if Ellicott Place has solidified a tenant for his commercial space he is rehabbing? A. Maguire does not know if he has solidified a tenant at this time.

New York Main Street 2020 Program – A. Maguire states these projects are progressing and some additional testing's are in process for the checklists. SHPO has been delayed for some of the projects as we solidify the hard scope of work. LaBella and A. Maguire meet bi-weekly on this know to ensure progress and compliance with the program.

NYS BOA Grant- A. Maguire states this grant provides funding for work such as phase 1, pre-design, pre-engineering for City Centre and Harvester. Received the final agreement from NYS Dept of State. This is a City grant, so it will need to flow through the city to start with not much BDC involvement, however BDC and City will be working closely on the process. It is for \$193,500 and will help poise those sites for the next steps of the overall development plan. It will deliver information and processes that developers want to see done for their commitment and next steps.

Small Business – None at this time.

Old Business- None at this time.

New Business – None at this time.

Adjournment

N. Varland *made a motion* to adjourn the meeting; seconded by C. Fix and approved by all member present. The meeting stood adjourned at 9:39 a.m.