

BATAVIA DEVELOPMENT CORPORATION (BDC)
Zoom Meeting ID: 86495387964 pwd=cXU2QVvxMmxQMnVrRGprQkgrOVE4dz09
Meeting Minutes November 25th, 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, Wesley Bedford

Media/Guests: Mike Pettinella, TheBatavian

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.

Presentations: None.

Enter Executive Session

Motion of N. Varland 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 N. Varland and approved by all members present.

Enter Public Session

Motion of P. Cipollone enter back into public session at 9:17 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 October 22nd, 2020 meeting. Motion of P. Cipollone to approve the meeting minutes as presented; seconded by J. Whiting and approved by all members present.

L. Aratari announced the next scheduled meeting for the BDC will be held on December 17th, 2020 @ 8:30am via Zoom which the 2021-2022 budget will be presented

Committee Reports

Audit and Finance:

The BDC 2021-2022 Budget and Creek Park LLC will be presented at the December 2020 meetings.

Financial Statements- The October 2020 financial statements were reviewed with the board, and a brief overview was given. A. Maguire states the November financials should show the final contribution payment from the City of Batavia. Also a partner referral fee was received from GCEDC for the YWCA project.

Motion of P. Cipollone to approve the September 2020 financial statements, seconded by C. Fix, 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. 109-111 Main Street, Matthew Gray's project is out to bid as of last Monday, November 16th. It is being vetted with contractors. It is a couple days' worth of work to put out a quality bid packet and hit all the MWBE's and SDVOB's required to be solicited via certified mail and e-mails and follow up with them. 206 E. Main Street, Marchese's project is finalizing its design and architectural. After that is completed, it will be run through city code and zoning for any issues, then it goes out to bid once everything looks good on paper, should be out to bid by the end of December. 242 Ellicott St is about complete with the interior 1-bedroom residential rehab. 39-43 Jackson has completed the SVI Environmental testing and the testing results came back negative, which is a positive thing, that means no further ventilation systems required. The projects are making great progress.

The DRI projects are also moving forward, Ellicott Place is under construction which will add 10 apartments to our downtown which required a new planning board approval as the elevator plans changed the façade very slightly. YMCA and UMMC continue their design work and meet multiple times a week. Jackson Square will have the design firm selected by the City at their December meeting. City Centre feasibility study continues to progress. LaBella Assoc. is working through the details of the deliverables with estimated costs for what can be accomplished with the \$1million DRI grant.

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 in the development stages so to speak and data gathering, where testing and designs need to be firmed up. This will identify any issues and give us time to work through those issues with the state and the program.

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. The goal is to work on the phase work for City Centre and Harvester to further the pre-development initiatives we have for those BOA sites.

Small Business: none.

Old Business: none.

New Business: none.

Adjournment

Motion of J. Whiting to adjourn the meeting; seconded by C. Fix and approved by all member present. The meeting stood adjourned at 9:29 a.m.