

BATAVIA DEVELOPMENT CORPORATION (BDC)
Meeting Minutes June 23rd, 2022

Attendance

BDC Attendees: Lori Aratari, Nate Varland, Derek Geib, Rachael Tabelski, Chris Fix, Pier Cipollone, Steve Pies
Wesley Bedford and Tammy Hathaway (Director)

Absent/Excused: Rebecca Cohen and Jake Whiting

Media: Brian Quinn/Batavia Daily News

Call to Order

At 8:30 a.m. L. Aratari, President of the BDC, called the meeting to order.

Presentations: None

Chairman's Report

L. Aratari requested Executive session be moved to the end of the agenda, as R. Tabelski must exit early and is presenting the draft of the Financial Audit during the public session

Agenda addition / deletions – none.

President L. Aratari presented the meeting minutes from the May 26th, 2022 meeting.

Motion of R. Tabelski to approve the meeting minutes as presented; seconded Derek Geib and approved by all members present.

L. Aratari announced the next scheduled meeting for the BDC will be held on July 28th, 2022 at 8:30 a.m.

All board member confidential evaluations have been received; L. Aratari advised this will be discussed at the July meeting.

Committee Reports – None at this time.

Audit and Finance

2021-2022 Audited Financials (draft)- Presented by R. Tabelski. Expenses exceeded revenue due to professional expenses incurred in a prior fiscal year (2017), yet billed in the 2021-2022 audited year. Funding for these costs were accepted as a receivable in the 2017 fiscal year.

There are no concerning items.

Suggestion to request of Council for City revenue to BDC be increased back to the \$110,000 it previously was at.

Motion of D. Geib to approve the 2022 Audited Financials, seconded by C. Fix and approved by all members present.

Financial Statements- The May 2022 financial statements were reviewed with the board; a brief overview was provided by L. Aratari.

Motion of N. Varland to approve the May 2022 financial statements; seconded by Pier Cipollone approved by all members present.

NYS ABO Compliance- R. Tabelski reports the approve audit is needed to complete the PARIS report. The Director is on task to meet the deadline to upload the files, which is June 30th, 2022.

Motion of S. Pies to authorize the Director to submit the PARIS report; seconded by Pier Cipollone and approved by all members present.

Real Estate/ BOA

DRI Program Update – T. Hathaway presented Board the updated DRI Project Tracking sheet and discussed status of each individual project (7 current projects) and where each project stands. 2 projects complete, 1 has a ground-breaking scheduled.

New York Main Street 2020 Program – T. Hathaway presented Board with updated NYMS Project Tracking sheet and discussed status of each individual project (4 current projects) and where each project stands. 2 projects complete.

Building Improvement Fund Update- T. Hathaway presented Board with updated BIF Project Tracking sheet and discussed status of each individual project (4 current projects) and where each project stands. 2 projects complete. 1 project newly completed.

R. Tabelski shared the attentions will be to continue the focus on the BOA areas of Harvester and Creek Park.

Small Business – None at this time.

Old Business – None at this time.

New Business – None at this time.

Executive Session-

Motion of W. Bedford to enter into Executive Session; seconded by N. Varland and approved by all members present. Guest, Brian Quinn exited the meeting.

Public Session

Motion of P. Cipollone to enter back into public session at 9:24am; seconded by C. Fix and approved by all members present.

Adjournment

Motion of P. Cipollone to adjourn the meeting; seconded by W. Bedford and approved by all members present. The meeting stood adjourned at 9:27am.