

BATAVIA DEVELOPMENT CORPORATION (BDC)
1 City Centre, Batavia NY @ 8:30am
Meeting Minutes August 27th, 2020

Attendance

BDC Attendees: Rebecca Cohen, Lori Aratari, Andrew Maguire (Director), Rachael Tabelski, Jake Whiting, Nathan Varland, Steve Pies, Chris Fix, Derek Geib, Bob Murray (Attorney)

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

Media/Guests: Brian Quinn; the Daily News

Call to Order

At 8:38 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

N. Varland made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 8:44 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 W. Bedford and approved by all members present.

Enter Public Session

Motion of C. Fix enter back into public session at 10:12 a.m.; seconded by N. Varland and approved by all members present.

Enter Public Session:

Chairman's Report

President L. Aratari presented the meeting minutes from the July 30th, 2020 meeting. Motion of C.,Fix to approve the meeting minutes as presented; seconded by S. Pies and approved by all members present.

Motion of J. Whiting to add a Revolving Loan Fund write-off for Sander's Beauty Salon as the owner of the business has passed away; seconded by D. Geib and approved by all members present.

announced the next scheduled meeting for the BDC will be held on Sept 24th, 2020 at City Hall at 8:30 a.m.

Committee Reports

Governance and Nomination Committee: None.

Audit and Finance:

Financial Statements- The July 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. 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.

Motion of N. Varland to approve the June 2020 financial statements, seconded by P. Cipollone, approved by all members present.

A. Maguire states the Char 500 and NYS 990 Tax Filing has been submitted. Freed Maxick has assisted with the submission and process.

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 poised to begin construction, coordinating with the contractor and owner is in process. 99 Main Street is also very close to construction. Owner of the project is coordinating with the contractor on an official start date, likely in October. 109-111 Main street will be out to bid by the end of September most likely. 206 E. Main Streets multi-phased project continues to progress with design for review with the City's Planning and Development Committee. 39-43 Jackson will proceed with Environmental testing.

The DRI projects are also moving forward, Ellicott Place has progressed to the point of demolition. Ellicott Station has confirmed the building permits with the City the BDC is still awaiting the HCR announcement. YMCA and UMMC have selected an architectural firm and have begun design work. Theater 56 continues to finalize their designs; the project demo is 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 testing and review. 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 so we are working with Chris Bauer at Dept of State and this will help with predevelopment activities and the deliverables are being reviewed. October 2020 is the projected contract date, or shortly there after as costs incurred prior are not eligible for reimbursement.

Small Business – Motion of J. Whiting to write off the balance of \$4294.55 of Sander's Beauty Salon as the owner has passed and the Collection Agency used by the BDC for this account of Lacy Katzen has stated there is no means to collect further, seconded by R. Cohen and approved by all member present

Old Business- A. Maguire states the FreshLabs contract and agreement with AVG Properties has run its course for the time frames that require BDC involvement as a pass-through agency for the grants, therefore the BDC will not renew the FreshLabs website for 2021. Eden Café and Eat Well Grill have been great partners to Eli Fish, the anchor tenant and will remain tenants.

New Business – A. Maguire presented a draft "Developers Marketing Brochure" and asked the BDC Board to review and make suggestions and recommendations prior to its release and addition to the website;

www.Bataviadevelopmentcorp.org

Adjournment

Motion of R. Tabela to adjourn the meeting; seconded by J. Whiting and approved by all member present. The meeting stood adjourned at 10:32 a.m.