

BATAVIA DEVELOPMENT CORPORATION (BDC)

**Live and Recorded Zoom Meeting: Zoom Meeting ID: 860 7148 0823, Passcode: 880751,
Meeting Minutes April 22nd, 2021**

Attendance

BDC Attendees: Pier Cipollone, Wesley Bedford, Andrew Maguire (Director), Rachael Tabelski, Derek Geib, Chris Fix, Nate Varland, Steve Pies, Rebecca Cohen, Bob Murray (BDC Attorney)

Absent/Excused: Jake Whiting; Lori Aratari

Guests/Media: Sam Savarino, Savarino Companies; Mike Pettinella, TheBatavian

Call to Order

At 8:31 a.m. W. Bedford, Vice President of the BDC, called the meeting to order, which is live and will be recorded and posted on the BDC website.

Presentations: Sam Savarino, Savarino Companies: Sam Savarino, President and CEO of Savarino Companies provided the BDC Board of Directors an update on the Ellicott Station Project and estimated timeline.

Director R. Tabelski left the meeting at 8:43 a.m.

Enter Executive Session

Motion of S. Pies to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 8:45 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.

Director R. Cohen left the meeting at 9:15 a.m.

Enter Public Session

Motion of C. Fix to enter back into public session at 9:19 a.m.; seconded by P. Cipollone and approved by all members present.

Chairman's Report

No agenda additions to be proposed.

Vice President W. Bedford presented the meeting minutes from March 25th, 2021 and April 1st, 2021 meetings.

Motion of C. Fix to approve the March 25th, 2021 meeting minutes as presented; seconded by N. Varland and approved by all members present.

Motion of N. Varland to approve the April 1st, 2021 meeting minutes as presented; seconded by P. Cipollone and approved by all members present.

W. Bedford announced the next scheduled meeting for the BDC will be held on May 27th, 2021 at 8:30 a.m. The meeting may be held Via Zoom still which will be live, recorded and posted on the BDC website.

W. Bedford reminded the Board to complete the Confidential Board Evaluation forms for the May 27th, 2021 meeting.

Committee Reports – None at this time.

Audit and Finance

Financial Statements and Budget to Actual for 20-21- The March 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 20-21 spreadsheet. Of note, The BDC realized roughly four thousand dollars of additional revenue than budgeted and under expended by roughly seven thousand dollars which shows proper budgeting practices. all the outstanding invoices for 20-21 should have been processed. On the professional services line, Bob Murray from Harris Beach did submit outstanding invoices for previous services. Freed Maxick did perform the preliminary Audit and will finalize the audit in May, 2021.

Motion of S. Pies to approve the March 2021 financial statements; seconded by N. Varland approved by all members present.

Real Estate/ BOA

DRI and Building Improvement Fund – A. Maguire states 39-43 Jackson St has selected Thompson Builds as their contractor. 99 Main Street continues to make construction progress. 109-111 Main Street is ahead of schedule, they should be completed in June. 206 E. Main will require a full sprinkler system throughout the building, he will also need private line water work, they are finalizing their design sets and hope to have those completed by end of month. Ellicott Place is poised to be completed by the end of May and be the first DRI project completed. The project owner has done everything right and should be applauded. The YMCA/RRH Healthy Living Campus went before the planning Board, that project has a couple steps still to go for those approvals including a rezoning of where Cary Hall sits as that is listed as a P-2, planned medical, and needs to be changed to a commercial district. N. Varland states he is interested in the design of the YMCA, something simple would suffice. C. Fix asked if the video walkthrough is available for the Board to watch. A. Maguire states he does not have a link for that but did meet with them and reviewed the plans, they are transformative to that block and will find the link or ask them to present to the Board.

New York Main Street 2020 Program – A. Maguire states they are progressing slower than anticipated but many are planning their environmental compliance process and some are through SHPO review with no impact. There is some scope issues with two that we feel SHPO will want further review on. just discussed by \$25,000. New Grant award letters will be sent.

New York Main Street 2021 Program – A. Maguire has sent the local media outlets a press release for the new award the BDC received for Batavia Players project. All acceptance documentation has been sent to NYS OCR and will be waiting for the agreement documentation to come in. Admin RFP will be going out as well.

Small Business – None at this time. W. Bedford states that the Small Business Group should review projects that come in prior to the BDC Board, additionally the project owner or rep should present to the group

Old Business-

RLF Funds – City of Batavia Usage of Funds – Ellicott Place*- A. Maguire reports that the City of Batavia will no longer be requesting the RLF funds the BDC had approved last meeting. The Sidewalks that were to be replaced are an owners' expenses per an agreement found from the 1990's. With that, the owner of Ellicott Place may request the funds through the RLF Grant Program for improvements at Ellicott Place.

New Business –

Labella Associates NYMS 2021 Anchor Grant Administrative Services Proposal- A. Maguire presented Labella Associates proposal for administrative support for the newly award NYMS Anchor Grant for the Theater 56 project. They were the only admin firm to propose, the RFP was sent to numerous MWBE/SDVOB firms both by e-mail and certified mail and close to 20 total firms. Projects like these are very specific and Labella has been very successful with the NYMS programs, the proposal is not to exceed \$7500, which are eligible for reimbursement through the program and in line with what was anticipated.

Motion of N. Varland to approve Labella Associates NYMS 2021 Anchor Grant Administrative Services Proposal; seconded by C. Fix approved by all members present.

City Centre Prospectus: A. Maguire shared a link to view the City Centre Prospectus as the prospectus is too large to send in a file. The link will be posted on the BDC website.

Adjournment

Motion of P. Cipollone to adjourn the meeting; seconded by N. Varland and approved by all member present. The meeting stood adjourned at 9:38 a.m.