

**BATAVIA DEVELOPMENT CORPORATION (BDC)**  
**1 City Centre, 2<sup>nd</sup> Floor Council Chambers**  
**Meeting Minutes May 27<sup>th</sup>, 2021 @ 8:30am**

**Attendance**

BDC Attendees: Jake Whiting; Lori Aratari, Wesley Bedford, Andrew Maguire (Director), Rachael Tabela, Derek Geib, Chris Fix, Nate Varland, Steve Pies, Rebecca Cohen,

Absent/Excused: Pier Cipollone

Guests/Media: Brian Quinn; Batavia Daily News

**Call to Order**

At 8:34 a.m. L. Aratari, President of the BDC, called the meeting to order.

**Presentations:** Victor Gautieri and David Rowley of Gautieri Constructors, presented to the Board a proposal and request for RLF Grant funding in the amount of \$18,800 for sidewalk replacement at Ellicott Place estimated to cost \$47,000. Ellicott Place's project overall is a \$3,150,000 project. Sidewalk replacement is an eligible expense through the program. Mr. Gautieri states material cost are 10-20% higher than they were a year ago and this funding would help replace all the sidewalks that are heaved and unsafe adjacent to the building. The BDC Board scored the RLF Grant Application and proposed project and it received an overall score of 94.2 out of 100.

Rob Walker of the GLOW YMCA, Dan Ireland of Rochester Regional Health, David Ciurzynski of Ciurzynski Consulting present the Healthy Living Campus update to the BDC Board. the Healthy Living Campus will be a transformational project in the heart of the down town and provide necessary services to the community. The project is designed with site layouts and demolition should begin in the fall of 2021.

**Chairman's Report**

No agenda additions to be proposed.

President L. Aratari presented the meeting minutes from April 22<sup>nd</sup>, 2021 meetings.

Motion of C. Fix to approve the April 22<sup>nd</sup>, 2021 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 June 24<sup>th</sup>, 2021 at 8:30 a.m. The meeting will be held at 1 City Centre, 2<sup>nd</sup> floor Council Chambers.

L. Aratari stated the Confidential Board Evaluations will wait until next meeting as the presentations concluded at 9:40am.

**Committee Reports – None at this time.**

**Audit and Finance**

**April 2021 Financial Statements** - A brief overview was provided by A. Maguire. Of note, The BDC annual renewal invoices will hit April and May's financials, those will include insurance costs, IT costs, and some Professional Service costs.

Motion of D. Geib to approve the March 2021 financial statements; seconded by J. Whiting approved by all members present.

Freed Maxick BDC Audit 5-27 through 5-28-2021- Freed Maxick will be performing the BDC Audit May 27<sup>th</sup> and 28<sup>th</sup>. A. Maguire states they are likely in the City's work-room right now getting starter and will be working with them for the next two days. In June the BDC will receive a presentation from Freed Maxick on the audited financials and hold a Finance Committee meeting in conjunction with the Regular Board meeting.

NYS ABO Compliance – Due by June 30<sup>th</sup>, 2021 – A. Maguire reports that the NYS ABO annual filing will be completed in the month of June and reviewed at the June BDC Board meeting. He will need the audited financials to finalize the process which also will be presented.

R. Tabelski left the meeting at 9:55am

## **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 be bid in early June. Ellicott Place is looking like a June close with the report this morning.

New York Main Street 2020 Program – A. Maguire states they are progressing, letters will be going out in June with details of the next steps and deadlines that should be met.

New York Main Street 2021 Program – A. Maguire states they are working with the NYMS folks to finalize the agreement and schedule the environmental and SHPO review.

**Small Business** – None at this time.

**Old Business**- None at this time.

## **New Business –**

RLF Grant Application – 45-47 Ellicott Street (Ellicott Place): A. Maguire review the scoring average with the BDC Board. The BDC will Recommend the application to City Council.

Motion of W. Bedford to approve recommendation of the RLF Grant application for 45-47 Ellicott Place to City Council; seconded by S. Pies approved by all members present.

Resolution # 3- 2021: 2021 TO SUPPORT AND AUTHORIZE THE SUBMISSION OF A NATIONAL GRID URBAN CENTER/COMMERCIAL REVITALIZATION GRANT APPLICATION FOR JACKSON SQUARE. A. Maguire states this will allow the BDC to apply for a National Grid Grant program that found Enhance Jackson Square to be eligible.

Motion of W. Bedford to approve Resolution # 3- 2021: 2021 TO SUPPORT AND AUTHORIZE THE SUBMISSION OF A NATIONAL GRID URBAN CENTER/COMMERCIAL REVITALIZATION GRANT APPLICATION FOR JACKSON SQUARE ; seconded by C. Fix approved by all members present

Consolidated Financial Application -2021 Discussion- A. Maguire states a new round of CFA applications were just announced and the City and BDC have identified a possible project to apply for. With the Police Station being built in the near future, a study of the building would help identify possibly redevelopment uses.

**Enter Executive Session**

Motion of S. Pies to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 10:10 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 C. Fix and approved by all members present.

Director N. Varland left the meeting at 10:12 a.m.

**Enter Public Session**

Motion of C. Fix to enter back into public session at 10:20 a.m.; seconded by S. Pies and approved by all members present.

**Adjournment**

Motion of C. Fix to adjourn the meeting; seconded by S. Pies and approved by all member present. The meeting stood adjourned at 10:21 a.m.

**RESOLUTION#3-2021 TO SUPPORT AND AUTHORIZE THE SUBMISSION OF A NATIONAL GRID URBAN CENTER/COMMERCIAL REVITALIZATION GRANT APPLICATION BY THE BATAVIA DEVELOPMENT CORPORATION FOR JACKSON SQUARE**

**WHEREAS**, National Grid is offering Urban Center/Commercial Revitalization Grants; and

**WHEREAS**, the Urban Center/Commercial Revitalization program allows for Urban Center/Commercial improvements; and

**WHEREAS**, the Batavia Development Corporation is an eligible applicant for the Urban Center/Commercial Revitalization program with endorsement from the City of Batavia, Jackson Square has been identified as an Urban Center in the City of Batavia, New York; and

**WHEREAS**, the Batavia Development Corporation intends to apply for a National Grid Urban Center/Commercial Revitalization to assist the Jackson Square project with revitalization and rehabilitation to increase commerce, promote job creation and remains consistent with the City of Batavia’s Comprehensive Plan and Downtown Revitalization Initiative Plan; and

**WHEREAS**, municipalities and Local Development Corporations in which National Grid Urban Center/Commercial Revitalization Grant are eligible must provide a resolution supporting the application for funding;

**NOW THEREFORE, BE IT RESOLVED**, that the Batavia Development Corporation Board of Directors does hereby enthusiastically support the submission of an application by the Batavia Development Corporation for National Grid Urban Center/Commercial Revitalization for up to \$250,000 in National Grid Grant funding and authorize the Board President or Director of Economic Development to execute all necessary documentation to apply.