

**BATAVIA DEVELOPMENT CORPORATION (BDC)**  
**Meeting Minutes December 22<sup>nd</sup>, 2022**

**Attendance**

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

Guest Attendees: Erik Fix (Asst. City Manager)

Absent/Excused: Pier Cipollone and Steve Pies

Media: None

**Call to Order**

At 8:35 a.m. L. Aratari, President of the BDC, called the meeting to order.

**Executive Session-**

President Aratari opened in Executive Session with a motion made by J. Whiting; seconded by N. Varland and approved by all members present.

**Public Session**

President Aratari requested to move into public session at 9:24am.

A motion was made by W. Bedford; seconded by C. Fix and approved by all members present.

**Chairman's Report**

President L. Aratari presented the meeting minutes from the November 17<sup>th</sup>, 2022 meeting.

Motion of J. Whiting to approve the meeting minutes as presented; seconded N. Varland and approved by all members present.

L. Aratari announced the next scheduled meeting for the BDC will be held on January 26<sup>th</sup>, 2023 at 8:30 a.m.

**Governance-**

Committee meeting to be scheduled January 19<sup>th</sup> at 8:30am.

**Audit and Finance**

Motion of C. Fix to approve the November 2022 financial statements; seconded by R. Cohen and approved by all members present.

Motion of J. Whiting to approve and accept the 2023-2024 BDC Budget; seconded by N. Varland and approved by all members present.

Motion made by R. Tabelski to close the public session and open a Creek Park LLC board meeting; seconded by J. Whiting and approved by all members present.

Motion made by R. Tabelski to approve and accept the Creek Park LCC 2023-2024 budget; seconded by J. Whiting and approved by all members present.

Motion made by R. Tabelski to adjourn the Creek Park LLC board meeting and to enter back into public session of the BDC regular board meeting; seconded by J. Whiting and approved by all members present.

### **Real Estate/ BOA**

**DRI Program Update** – T. Hathaway presented to the Board the updated DRI Project Tracking sheet and discussed the status of each individual project (7 current projects) and where each project stands. 3 have construction in process, 3 are in design phase and 1 is our BIF fund.

**New York Main Street 2019 Program** – T. Hathaway presented Board with updated NYMS Project Tracking sheet and discussed status of each individual project (2 current projects) and where each project stands. 1 project is near completion and 1 project is waiting for construction to begin.

**Building Improvement Fund Update**- T. Hathaway presented Board with updated BIF Project Tracking sheet and discussed status of each individual project (2 current projects) and where each project stands. 1 project is near completion and one is fully under construction. A request to extend the grant's completion deadline has been requested.

**BOA**- T. Hathaway gave an update regarding the intention to extend the Mall Market through the BDC within the City Centre Concourse.

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

**Old Business** – T. Hathaway gave an update on the contract for services for the Brisbane Mansion and the need to submit a grant deadline extension request in January 2023.

**New Business** – T. Hathaway shared that regular board meeting invites for the next six months will be sent out soon.

She also stated that she will be attended a grant orientation session for applicants to better understand how to apply for funding to hire an artist to do murals in the City Centre Concourse.

The Batavia Players currently has two Revolving Loan Fund loans with the BDC for Theatre 56.

These loans have a balloon structure for repayment and are due and payable in full this month; the project is not complete.

Motion made by N. Varland to extend the balloon payment due date for each Revolving Loan Fund loan made to the Batavia Players until June 2023; seconded by C. Fix, abstained by W. Bedford and approved by all remaining present board members.

### **Adjournment**

Motion of C. Fix to adjourn the meeting; seconded by D. Geib and approved by all members present. The meeting stood adjourned at 9:55 am.