

BATAVIA DEVELOPMENT CORPORATION (BDC)

Meeting Minutes March 23rd, 2023

9:00am

Attendance

BDC Attendees: Wesley Bedford, Lori Aratari, Rachael Tabelski, Rebecca Cohen, Nate Varland, Derek Geib, Pier Cipollone and Tammy Hathaway (Director)

Guest Attendees: Erik Fix/Assistant City Manager

Absent/Excused: Chris Fix and Jake Whiting

Media: None

Call to Order

At 9:08a.m. W. Bedford, President of the BDC, called the meeting to order.

Executive Session-

President Bedford opened in Executive Session with a motion made by L. Aratari; seconded by P. Cipollone and approved by all members present.

Public Session

President Bedford requested to move into public session at 9:47am.

A motion was made by S. Pies; seconded by R. Tabelski and approved by all members present.

Chairman's Report

A motion was made by R. Tabelski, seconded by P. Cipollone to add deferment of Main St. 56 Theatre's Revolving Loan Fund loans to New Business; approved by all members present.

President Bedford presented the meeting minutes from the February 22nd, 2023 meeting.

Motion of L. Aratari to approve the meeting minutes as presented; seconded D. Geib and approved by all members present.

W. Bedford announced the next scheduled meeting for the BDC will be held on Thursday, April 27th, at 9am.

T. Hathaway reminded to complete the board evaluation form; a follow up email to the meeting will have it attached for convenience.

Governance and Nomination Committee

No report at this time.

Audit and Finance

Motion of L. Aratari to approve the February 2023 financial statements; seconded by P. Cipollone and approved by all members present.

R. Tabelski shared the City of Batavia City Council has approved the 2023-2024 budget, which includes the requested amount of \$110,000 to fund the BDC's operating expenses.

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 currently under construction.

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.

BOA- T. Hathaway updated that a conversation has been scheduled with CC Environment and the owners of 9 Burke Dr. to determine the viability of developable acreage in the parcel and where in the process it is for determining developability. T. Hathaway further updated on about the City Centre entryway as pricing is over budget and the renderings are being reevaluated.

E. Fix reported the progress with the Housing Workgroup who have reviewed and extracted all housing need data from the current City plans. The data has been condensed to an action plan with an initial focus on housing intentions for Burke Dr., JC Penney and Creek Park. D. Geib requested to be added to the workgroup.

Small Business – None at this time.

Old Business – None at this time.

New Business –

The existing Services Agreement with the City of Batavia was reviewed. The operating award from the City of Batavia and all dates need to be updated in the agreement to recognize the new award of \$110,000 and fiscal year dates of 4/1/23-3/31/24.

A motion was made by P. Cipollone to approve the new Services Agreement to reflect updated information as discussed; seconded by D. Geib and approved by all members present.

A motion was made by R. Tabela to defer the two Revolving Loan Fund balloon loans, to include interest retro to 1/1/23, to a new due date of December 31, 2023; seconded by N. Varland and approved by all members present.

A motion was made by D. Geib to award permission to the BDC director to explore collateralizing options for the Revolving Loan Fund loans against the applicants (Batavia Players); seconded by Rebecca Cohen and approved by all members present.

Adjournment

Motion of D. Geib to adjourn the meeting; seconded by P. Cipollone and approved by all members present. The meeting stood adjourned at 10:15am.