



**GCEDC Housing Committee Meeting**  
**Thursday March 4, 2021**  
**Location: Electronically**  
**1:30 p.m.**

**MINUTES**

**ATTENDANCE**

Committee Members: C. Yunker, M. Gray, P. Zelif, P. Battaglia  
Staff: L. Farrell, M. Masse, L. Casey, J. Krencik, C. Suozzi, S. Hyde, P. Kennett  
Guests: R. Gaenzle (Harris Beach), S. Maier (Harris Beach), C. Klotzbach (GCEDC Board Member), R. Fancher (J&R Fancher/Housing Developer), E. Biscaro (Housing Developer), D. Ficarella (Housing Developer), T. Audsley, C. Ando  
Absent:

**1. Call to Order / Enter Public Session**

P. Battaglia called the meeting to order at 1:31 p.m. via conference call.

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020 suspending the Open Meetings Law, this Meeting is being held electronically via conference call instead of a public meeting open for the public to attend in person.

**Presentations:**

R. Fancher joined the meeting at 1:35 p.m.

Second Market Rate Housing Project – BETP – R. Fancher provided an overview of their project on Lot #2, which includes 30 apartments. There will be three 8-unit apartment buildings, as well as a mixed-use building with 6 apartments and 6,000 square feet of retail space, which is currently designed for 3 retail tenants on the first floor. There is potential for the project to expand in two additional phases. This is dependent upon the success of the previous phase. Each project will have 20 or more units.

R. Fancher left the meeting at 1:50 p.m.

E. Biscaro joined the meeting at 1:50 p.m.

Market Rate Housing Project – Town of LeRoy (Biscaro) – E. Biscaro gave an overview of their project, which is a non-subsidized apartment complex in LeRoy. It will look like Clinton Crossings in Batavia. There is potential to build as many as 60 apartments, but the apartments will be built in 20-unit phases.

E. Biscaro left the meeting at 1:57 p.m.

D. Ficarella, T. Audsley and C. Ando joined the meeting at 1:58 p.m.

Market Rate Senior Housing Project – Town of Batavia (Ficarella) - T. Audsley gave an overview of the project. The project is likely to progress in two phases. In the first phase, 40 duplex units will be built on a 20-acre parcel on Pearl Street. Each unit is about 1100 square feet with 2 bedrooms. The duplex units are modular homes that are built by Signature homes in Pennsylvania.

D. Ficarella, T. Audsley and C. Ando left the meeting at 2:11 p.m.

#### **1a. Executive Session:**

M. Gray made a motion to enter executive session at 2:12 p.m. under the Public Officers Law, Article 7, Open Meetings Law Section 105 for the following reasons, seconded by P. Zeliff and approved by all members present:

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.

**1b. Re-Enter Public Session** – C. Yunker made a motion to enter back into public session at 2:55 p.m., seconded by M. Gray and approved by all members present.

#### **3. Chairman’s Report & Activities**

**3a. Second Market Rate Housing Project – BETP (Fancher)** – No action taken.

**3b. Market Rate Housing– Town of LeRoy (Biscaro)** – No action taken.

**3c. Market Rate Senior Housing Project – Town of Batavia (Ficarella)** – No action taken.

#### **4. Adjournment**

As there was no further business, P. Zeliff made a motion to adjourn at 2:56 p.m., seconded by C. Yunker and passed unanimously.