

OVID LOCAL DEVELOPMENT CORPORATION (OLDC)
MEETING MINUTES (1st Larry Nakula / 2nd Ellen Smith) Unanimous

Date: January 7, 2026

Time: 5:30 PM – 7:20 PM

Location: Three Bears – Papa Bear

Chairperson: John Keeler

1. CALL TO ORDER

Chairperson John Keeler called the meeting to order at approximately 5:30 PM.

2. ROLL CALL

Board Members Present:

- John Keeler, Chairperson
- Bruce Murray
- Ellen Smith
- Gary Xavier
- Larry Nikula
- Jodie Vanselow
- Dave Eastman
- Ave Bauder

Board Members Absent:

- David Hughes

Guests Present:

- Curtis Perry
- David Wood
- Linda Nixon
- Bob Nixon
- Lisa Brewer
- Marty Brewer
- Mike Nozzolio

3. CONSENT AGENDA

The Chair announced that an Executive Session was planned for later in the meeting.

A. Approval of Board Meeting Minutes

- December 3, 2025 (1st Bruce Murray / 2nd Ellen Smith) Unanimous
- December 17, 2025 (1st Bruce Murray / 2nd Ellen Smith) Unanimous

One correction to the December 17, 2025 minutes adding "Watkins Glen" regarding the Downtown Revitalization Initiative grant recipient.

B. Follow-up to Seneca County Planning Board Discussion – Next Steps for OLDC

Bruce reported that the Seneca County Planning Department will issue an RFP for a \$100,000 planning grant and is considering inviting OLDC to participate in evaluating responses. The grant is intended to retain a consultant to build a plan for the Village of Ovid, focusing on areas from the four corners thru Main Street.

Key Discussion Points:

- The County expects to issue the RFP by end of January 2026
- OLDC should provide input on priorities, including experience with New York Forward or Downtown Revitalization Initiative awards
- Need for liaison between OLDC and County Planning Department
- Importance of demonstrating community commitment and matching funds for future grant applications

ACTION: John Keeler and Larry will meet with County Planning Department to define OLDC's role and communicate priorities. The item was tabled pending this meeting.

C. Should a motion be passed to delay Budget Preparation until clarity of costs is evident?

Discussion was held regarding the need to prepare a budget for OLDC.

ACTION: John Keeler will work with Dave to review a sample budget from a similar organization (Ave Bauder to provide to John) and prepare a modest budget for OLDC. Item tabled for future meeting.

D. Directors & Officers (D&O) Insurance Update

David was unavailable. Item tabled for future meeting.

ACTION: Item moved to next meeting.

E. Update on Overriding Goals & Timelines

Ellen presented a comprehensive timeline covering priority goals including:

- Financing and property control
- Formation and governance
- Community involvement
- Infrastructure and downtown development
- Business and economic development
- Housing and long-term expansion

- Community assessment (welcome center, lake access, parks, trails)

DISCUSSION:

- Board agreed that goals need to be expanded into individual action items
- This work will require a separate dedicated meeting or multiple meetings
- Focus on zero to six month and zero to twelve month items

ACTION: Jodie will send out a Doodle poll to schedule a daytime working session to expand goals into detailed action items.

Site Rendering Update:

Ellen presented preliminary visual concepts created using ChatGPT showing a three-story building concept with historic building references. A company has offered to create professional visual renditions for community presentations.

Discussion of water line infrastructure issues: Curtis Perry (public comment) explained engineering challenges with MRB Group's plans for water main placement, noting DOT approval is required and the project is being reconfigured to ensure maintainability.

F. New By-Laws (Exhibit B) Adoption (1st Bruce Murray / 2nd Gary Xavier) Unanimous

DISCUSSION:

- Audit and Finance committees have been merged into a single committee
- Committee composition: John Keeler, Dave Hughes, Larry Nikula, and Jodie Vanselow
 - Ellen requested to be removed from the Finance/Audit committee
 - Larry volunteered to join the committee
- Board discussed term limits; decided on annual election of officers with no term limits to maintain flexibility
- All board members must complete state training on legal, fiduciary, financial, and ethical responsibilities within one year; proof to be submitted to Secretary

G. New Organization Resolution Adoption

Secretary Jodie Vandselow presented the organizational resolution prepared by Justin Miller with approval from Harris Beach (legal counsel).

The following exhibits and policies were voted on individually:

- **Section 1 – 18:** (1st Bruce Murray / 2nd Gary Xavier) Unanimous

Individual Exhibit Approvals:

- **Exhibit A – Waiting on more information.**

- **Exhibit C (Professionals Retained):** Harris Beach listed as general counsel and transaction counsel; CPA and auditor positions left blank pending future selection
- **Exhibit F - Compensation, Reimbursement and Attendance Policy** (1st Bruce Murray / 2nd Larry Nikula) Unanimous
- **Exhibit G - Code of Ethics** (1st Bruce Murray / 2nd Larry Nikula) Unanimous
- **Exhibit H - Whistleblower Policy** (1st Bruce Murray / 2nd Larry Nikula) Unanimous
- **Exhibit I - Procurement Policy** (1st Bruce Murray / 2nd Larry Nikula) Unanimous
- **Exhibit J - Travel Policy** (1st Bruce Murray / 2nd Larry Nikula) Unanimous
- **Exhibit K - Disposition of Real Property Guidelines** (1st Bruce Murray / 2nd Larry Nikula) Unanimous
- **Exhibit M - Defense and Indemnification Policy** (1st Bruce Murray / 2nd Larry Nikula) Unanimous

ACTION: Secretary will merge Audit and Finance committee charters and update organizational resolution accordingly.

- **H. Video Remote/Remote Meeting Policy Discussion** (1st Bruce Murray / 2nd Ellen Smith) Unanimous

DISCUSSION: The policy requires streaming capability and additional infrastructure. The Town may have a policy to review. Village does not currently use remote meetings.

MOTION: Moved to table the Video Remote Meeting Policy to another meeting.

4. PUBLIC COMMENT PERIOD

Before entering Executive Session, the Chair opened the floor for public comment.

Discussion Topics:

- Future meeting location: Board discussed moving to the firehouse for better accessibility and parking, pending confirmation that cameras can be disabled for executive sessions
- Meeting postings: Public noted improved awareness due to posted notices
- Community engagement: Discussion of need for email notifications for meeting attendance planning

ACTION: Jodie will reach out to Bruce regarding firehouse availability and camera/recording capabilities for executive sessions. Meeting location and postings will be updated accordingly.

5. EXECUTIVE SESSION (1st Bruce Murray / 2nd Ellen Smith) Unanimous

6. MOVE OUT OF EXECUTIVE SESSION (1st Bruce Murray / 2nd Ellen Smith) Unanimous

7. ADJOURN MEETING (1st Bruce Murray / 2nd Larry Nikula) Unanimous