

Ovid Local Development Corporation
Meeting Notes – Approved 1/7/2026 (Murray & Smith)

Date: December 3, 2025

Location: Three Bears – Papa Bear

Time: 5:30 – 7:00pm

Chairperson: John Keeler

1. Call to Order

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

2. Roll Call

Present:

- John Keeler (Chair)
- Jodie Vanselow
- Larry Nikula
- Bruce Murray
- Erik Holmberg
- David Hughes (via Zoom)
- Ellen Smith
- Joe Borst (via Zoom) (in-person later)
- Ave Bauder
- Mike Nozzolio

A. Approval of Minutes (1st Ellen Smith / 2nd Bruce Murray) Unanimous

The board approved the minutes from the November 19, 2025 meeting.

B. Discussion and Approval of Committee Charters and Policies (1st Bruce Murray / 2nd Larry Nikula)

The board voted to accept the following draft documents in official form:

- Governance Policies:
 - Defense & Indemnification Policy
 - Extension of Credit Policy
 - Investment Policy
 - Travel & Training Policy

C. Video / Remote Meeting Policy

- Moved to December 17th Meeting

D. Website Update

Erik Holmberg and Jodie Vanselow reported on the new website, which has been converted to a .gov domain. The page has been formatted and populated with initial content.

E. Seneca County LDC Update

F. Catholic Charities Funds

Discussed potential use of approximately \$20,000 in post-fire donations for architectural renderings of downtown Ovid redevelopment. Frank Capozzi will present the proposal to the Catholic Charities board.

G. Seneca County Planning Grant

Bruce Murray reported on a \$100,000 county planning grant (\$50,000 from state, \$50,000 from county) for Ovid redevelopment. The county plans to release an RFP in February.

H. RFQ's

Identified potential architectural firms for renderings:

- Insight (Rick Hauser)
- Sky High Architecture
- LaChase
- Pike

John Keeler and Bruce Murray will lead outreach to these firms.

“Rendering” Ad Hoc Committee Formed - Ellen Smith & John Keeler are on the team.

I. New York Forward Grant

Discussed strategy for a potential \$4.5 million grant, including:

- Potential team members: Tom Masinski, Matt Horn
- Requirement for pro-housing community designation
- Need for letters of support and comprehensive community involvement

Would need to apply by Nov. 1 of 2026.

J. Bylaws and 501(c)(3) Application

Bruce Murray reported updates from Justin Miller at Harris Beach Murtha regarding bylaws and organizational resolution. The board will review draft documents at the next meeting.

G. Executive Session

Go Into Executive Session (1st Bruce Murray / 2nd Larry Nikula) Unanimous

Come out of Executive Session (1st Bruce Murray / 2nd John Keeler) Unanimous

H. Additional Announcements

- Seneca Chamber of Commerce annual meeting on January 22nd at Ventosa Vineyards
 - Town of Ovid to receive Menzo Case Humanitarian Award from the Seneca County Chamber of Commerce in January.

I. Next Meeting

Next meeting scheduled for December 17, 2025

J. Adjournment (1st John Keeler / 2nd Larry Nikula) unanimous

Meeting adjourned at 7:00 PM