

Consolidated Revenue

Contracts	\$110,000
Misc	\$ 9,769
TOTAL	\$119,769

Consolidated Expenses

Salary & Benefits	\$ 70,801
Insurance	\$ 5,834
Office/Filings	\$ 752
Travel & Training	\$ 0
Marketing & PR	\$ 1,046
Professional Svcs	\$ 13,874
TOTAL	\$ 92,307

Operating Income \$ 27,462

Net position—beginning of year: \$172,569
Net position—end of year: \$200,031

Creek Park , LLC

Year Ending March 31, 2021

Consolidated Revenue

TOTAL	\$0
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Consolidated Expenses

TOTAL	\$0
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Net position—beginning of year: \$100
Net position—end of year: \$100

Please Visit: www.bataviadevelopmentcorp.org to view the consolidated financials for 2020-2021

Board of Directors (as of March 31st, 2021)

President	Lori Aratari - Rochester Regional Health/ UMMC Foundation
Vice President	Wesley Bedford, Business Banker: M&T Bank
Treasurer	Rebecca Cohen, Owner: Rebecca Cohen Yoga
Secretary	Jake Whiting, Attorney at Law : Whiting Law Firm
Ex-Officio	Rachael Tabelski, Manager: City of Batavia
Director	Derek Geib, Owner: Bourbon N Burger, Romans & Coffee Press
Director	Steve Pies, Owner: Max Pies Furniture
Director	Chris Fix, Past City Council Member
Director	Nate Varland, Director: Batavia Housing Authority
Director	Pier Cipollone, Past City Council Member and BDC President
Attorney	Bob Murray, Attorney at Law: Harris Beach PLLC
Staff:	Andrew Maguire, Director of Economic Development



One Batavia City Centre, Batavia, NY 14020

585-345-6380

bataviadevelopmentcorp.org

Current Grant Administration/Support

Grant Program	Award Amount
Downtown Revitalization Initiative	\$10,000,000
DRI— Business Improvement Fund (BIF)	\$600,000
New York Main Street Grant Program	\$300,000
New York Main Street Anchor Grant	\$417,800
Revolving Loan Fund (RLF) Grant Program	\$206,000
National Grid Main Street Grant; City Centre	\$165,000
NYS ESD - DOS BOA Pre Development Grant	\$193,500
National Grid Urban Cor Grant; Ellicott Station	\$100,000
NYS ESD Capital Grant; Ellicott Station	\$1,900,000

TOTAL: \$13,882,300



242 Ellicott Rendering—BIF and RLF Grant Awardee

BDC 2021 Goals

- Secure capital/business commitments through the DRI Grant program of \$50 million.
- Secure new capital/business commitments of \$1 million.
- Secure business pledges to create 75 jobs.
- Secure Revolving Loan Fund Grants for the City of Batavia to foster new start-up businesses and promote repairs to commercial and mixed-use buildings.
- Achieve the BDC's 2021-2022 budget from a bottom-line financial operation performance (EBITDA) standpoint.
- Successfully administer and implement the 2018 Batavia DRI Building Improvement program, 2019 New York Main Street program, Building Improvement Fund, and Revolving Loan Fund Grants.
- Assist DRI projects with administrative support.
- Promote the BDC and projects through local media.
- Continue to seek and apply for grant funding for future studies, development and economic growth.
- Close or receive commitments for \$50,000 in loans.
- Encourage, enable and incentivize downtown building owners to add new upper floor apartments and new residential living in the City of Batavia.
- Implement strategic plan to acquire parcels in the Creek Park LLC and secure a developer to build market rate apartments.
- Continue to enhance the BDC's value and build strong relationships with the City of Batavia government, schools, businesses and residents, and other economic development organizations.

ANNUAL REPORT

Batavia Development Corporation & Creek Park LLC

April 2020—March 2021

Organization

The Batavia Development Corporation (BDC), a non-profit, 501(C)3, local development corporation, works to improve the quality of life within the City of Batavia through planning, collaboration and programming that encourages retention and development of small business, promote additional employment opportunities, retain and enhance the community's fiscal base and attract new business through research-based marketing.

The BDC works to advance economic development on behalf of the City of Batavia. As a Public Authority the BDC is responsible for complying with all relevant New York State (NYS) laws, the NYS Authority Budget Office (ABO), as well as other state agency regulations. The BDC holds an IRS designation as a 501(C)3 charitable organization which will allow for more granting opportunities. The BDC ensures public transparency and compliance by reviewing existing policies annually and posting policies, reports, audits, minutes and meeting materials on the BDC's website. As a member of the NYS Economic Development Council (NYSEDC) we connect with other economic development professionals and remain informed of state legislative changes and initiatives. The BDC has increased project communication with City leaders and council members to create a collaborative and informative environment.

"I am proud to call Batavia my home and live in a city that has a vision of growth and prosperity . "

- Lori Aratari - BDC President 2021

Coming Soon



Main St. Theater 56 Rendering—DRI and NYMS Anchor Grant Recipient

In This Report

- Organization
- DRI Progress Report
- BIF, NYMS, & RLF Grant Reports
- Strategic Investment Plan Update
- Opportunity Zones Update
- BDC 2021 Goals
- Grant Administration/Support
- Consolidated Financial Statement



Downtown Revitalization Initiative

Downtown Revitalization Initiative

The City of Batavia was selected as a DRI Round II winner. Recognizing that companies are increasingly seeking to relocate and invest in vibrant, walkable downtowns in an effort to attract and retain a talented workforce, Governor Cuomo launched the Downtown Revitalization Initiative (DRI), a multimillion dollar effort to improve the vitality of urban centers across New York State. Eight projects were selected for grant funding and are moving forward with designs, planning approvals and construction.

The BDC is working with each project sponsor to ensure they have the support and assistance they need as they move forward to construction and completion.

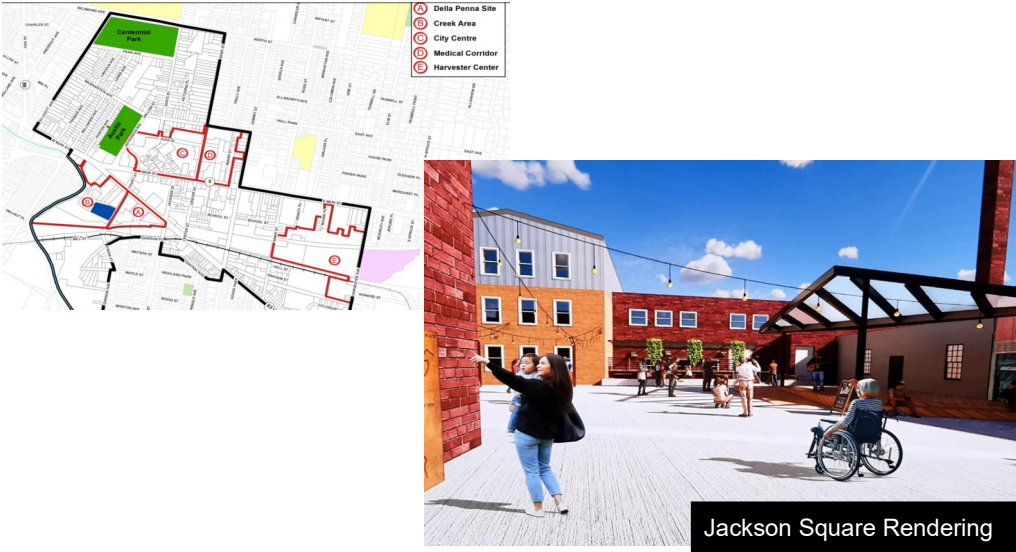
	Grant Amount	Total Investment	Project Financing	Design RFP	Under Design	Planning Approvals	Out to Bid	Under Construction	Complete
City Centre	\$1,000,000	\$1,500,000	<div></div>	<div></div>	<div></div>				
Jackson Square	\$750,000	\$900,000	<div></div>	<div></div>	<div></div>	<div></div>			
Ellicott Place	\$1,150,000	\$3,150,000	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
Carr's Reborn	\$1,000,000	\$5,250,000	<div></div>						
Ellicott Station	\$425,000	\$22,400,000	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>		
Healthy Living Campus	\$4,075,000	\$30,000,000	<div></div>	<div></div>	<div></div>	<div></div>			
Building Fund	\$600,000	\$2,410,900	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
Theater 56	\$700,000	\$1,200,000	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	

- Complete
- In Process



Strategic Investment Plan

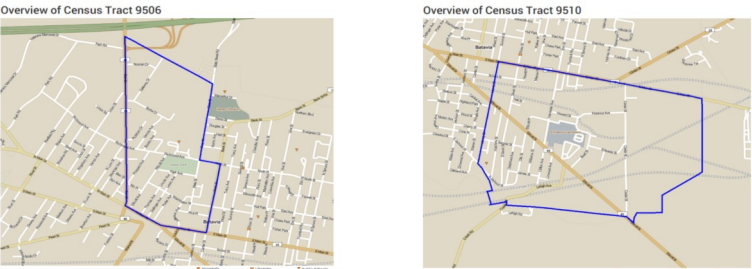
The City of Batavia Strategic Investment Plan looks to embrace and build upon the City’s rich entrepreneurial history, fostering cultural appreciation, and creating a healthy and vibrant community to benefit all. The result is a list of projects that will move the city’s downtown forward in a manner that is consistent with the community’s goals, planning efforts and ensure future success. These DRI projects, and other projects through the New York Main Street Grant program are delivering results. The projects that were chosen promote incubation space, art’s and culture, healthy living, vibrant community gathering areas, new or rehabilitated quality downtown residential and commercial spaces. the DRI has been catalytic to accomplishing several goals identified in that plan. Even through the COVID 19 Pandemic, the City, private and public entities involved in these projects and developments have persevered and progressed.



Opportunity Zones Update

Opportunity Zones were conceived as an innovative approach to spurring long-term private sector investments in low-income communities nationwide. **The City of Batavia and the BDC are working to launch the Batavia Opportunity Zone (OZ) Fund to attract investment capital. A \$20,000 grant was secured to fund the process of creating the OZ Fund as the BDC continues to seek investors for these zones. Once development projects are identified, an LLC will be formed and the OZ-Fund begin to take shape.**

Inside these census tracts are some of the most critical brownfield development areas, the City Centre, the Harvester Campus, and residential neighborhoods. Re-Development projects in these wards have been challenging, as traditional lending has not stepped in. By setting up a Batavia Opportunity Zone Fund, individuals locally and across the United States can invest their capital gains directly into transformational projects, and receive a federal tax benefit.



Batavia DRI

Building Improvement Fund (BIF)

26 building applicants were scored for improvement projects within the Business Improvement District (BID). The selection committee offered to eight projects. Five projects have proceeded and are all under construction or completed.

Highlights of the Selected Projects

- 5 projects accepted funding
- 8 upper floor residential units and 10 commercial units committed
- \$2.4 M estimated capital investment in the City of Batavia



99 Main Street Rendering

City of Batavia

New York Main Street Grant (NYMS)

13 building applicants were scored for improvement projects within the Business Improvement District (BID). The selection committee offered grants to five projects. Those Five projects are proceeding, and are all under construction or completed. The program will be administered by the BDC.

Highlights of the Selected Projects

- 5 projects accepted funding
- 2 upper floor residential units and 9 commercial units committed
- \$1.1 M estimated capital investment in the City of Batavia

City of Batavia

Revolving Loan Fund Grant

Through the guidance and recommendation of the BDC, the City Council for the City of Batavia enacted a policy to allow for grant funds to be accessed for specific purposes including Brownfield Opportunity Area (BOA) advancement, City Priority Economic Development, and Building Improvements through the revolving loan fund program the BDC administers. The BDC will accept, review and recommend eligible applicant projects to City Council for approval. Another program in the tool box of the BDC that will promote and execute the City’s goal of revitalization.