

Batavia Development Corporation

Year Ending March 31, 2025

Consolidated Revenue

Contracts	\$ 113,300
Non-operating	21,990
Miscellaneous	10,000
TOTAL	\$ 145,290

Consolidated Expenses

Salary & Benefits	\$ 87,539
Insurance	\$ 7,352
Office/Filings	\$ 670
Travel & Training	\$ 1,293
Marketing & PR	\$ 2,338
Professional Svcs	\$ 24,532
TOTAL	\$ 123,724

Operating Income \$ -424

Net position—beginning of year: \$162,261

Net position—end of year: \$183,827

Creek Park , LLC

Year Ending March 31, 2023

Consolidated Revenue

TOTAL \$0

Consolidated Expenses

TOTAL \$-11,889

Net position—beginning of year: \$-22,545

Net position—end of year: \$-34,434

Please Visit: www.bataviadevelopmentcorp.org to view the consolidated financials for 2024-2025

Grant and Project Support

- Downtown Revitalization Initiative
- DRI— Business Improvement Fund (BIF)
- New York Main Street Grant Program
- New York Main Street Anchor Grant
- Revolving Loan Fund (RLF) Grant Program
- National Grid Main Street Grants
- NYS ESD - DOS BOA Pre Development Grant
- NYMS TA Reuse Grant for Brisbane Mansion
- Community Beautification Grants
- ESD Place-making Program

BDC Board of Directors

President	Nate Varland, Batavia Housing Authority
Vice President	Jake Whiting, Whiting Law Firm
Treasurer	Nick Harris, SBFR Partners
Secretary	Michael Harrower, Genesee Lumber
Director	Rachael Tabelski, City of Batavia
Director	Chris Fix, the Jerome Foundation
Director	Calvin Klemmer, Merrill Lynch
Director	Anni Aliasso, DelPlato Casey Law Firm
Director	Matt Rollins, Five Star Bank
Director	Jessica Maguire-Tomidy, Tompkins Financial
Attorney	Bob Murray, Attorney- Harris Beach Murtha PLLC



Staff: Tammy Hathaway Director of Economic Development

The BDC Board voted to hire Tammy Hathaway as the organization's new director in May 2022.

She has a secure foothold in our community and has established strong core relationships throughout the City of Batavia and Genesee County.

BDC 2025 Goals

- Secure new capital/business commitments of \$10 million.
- Secure business pledges to create 20 jobs.
- Market and administer the Revolving Loan Fund Grants for the City of Batavia for the redevelopment of commercial and mixed-use buildings to aid in building the tax base.
- Achieve the BDC's 2025-2026 budget from a bottom-line financial operation performance (EBITDA) standpoint.
- Administer and close out 2024 NYMS Anchor Grant for 97 Main Street.
- Implement strategic plan to acquire parcels in the Creek Park LLC, finish BCP application with Roux, monitor floodway with FEMA and market parcel to secure a developer to build market rate apartments.
- Continue to enhance the BDC's relationships with the City of Batavia government and economic development organizations to identify sites procure the creation of housing developments throughout the city.
Assist the City of Batavia with-the Brisbane Mansion RFP process.
Continue to assist the City of Batavia with the redevelopment of vacant parcels and the beautification of the Batavia City Centre.
- Actively work with the City of Batavia to develop the DRI 2.0 strategy and application.

ANNUAL REPORT

Batavia Development Corporation & Creek Park Batavia LLC

April 2025—March 2026

Our 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 and the NYS Authority Budget Office (ABO). 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 continues to increase project communication with City leaders and council members to create a collaborative and informative environment.

"Revitalizing a city isn't just about rebuilding structures, it's about reigniting opportunity."

"Through thoughtful redevelopment, we turn underused spaces into engines of economic growth."

Rachael Tabelski
City Manager 2025



Transforming Jackson Square

In This Report

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- BOA Update
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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	●	●	●	●	●	●	●
Jackson Square	\$750,000	\$900,000	●	●	●	●	●	●	●
Ellicott Place	\$1,150,000	\$3,150,000	●	●	●	●	●	●	●
Carr's Reborn	\$1,000,000	\$4,322,580	●	●	●	●	●	●	●
Ellicott Station	\$425,000	\$22,400,000	●	●	●	●	●	●	●
Healthy Living Campus	\$4,075,000	\$31,000,000	●	●	●	●	●	●	●
Building Fund	\$600,000	\$2,627,000	●	●	●	●	●	●	●
Theater 56	\$700,000	\$1,600,000	●	●	●	●	●	●	●

● Complete

● In Process



Healthy Living Campus

Brownfield Opportunity Areas Program (BOA)

In May 2011, the City of Batavia was awarded \$266,508 from the NYS Department of State to determine the best opportunities for redevelopment within a 366 acre area downtown. Upon New York State approval of the City' proposed work plan, a local Steering Committee was established and a consulting services team was selected. This project team will be able to provide a blueprint to maximize property values, enhance the tax base and generate new jobs.

The objectives of the Brownfield Opportunity Areas Program include redevelopment of underutilized, vacant and Brownfield properties, clean-up of select contaminated sites, continue revitalization of downtown and advance neighborhood stabilization. This is the only active program in Genesee County to focus solely on redevelopment, adaptive reuse and infill projects. Pictured below is the 2024 Parking Lot Study that identifies preliminary site plans.



Creek Park Development Concept Renderings

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

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

Brisbane Mansion

In 2025, the BDC developed a Request for Proposals (RFP), in order to fill the vacancy for the property that is compatible with existing conditions while maintaining its historical integrity. Findings from the Reuse Analysis determined the alternatives of either market rate apartments or boutique hotels from a future property owner.