

ANNUAL REPORT

Batavia Development Corporation & Creek Park Batavia LLC

April 2023—March 2024

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.

"The economic growth in the City of Batavia is making a positive impact community-wide."

- Lori Aratari-2023



Creek Park Campus— 60 Evans St.

In This Report

- Organization
- DRI Progress Report
- BIF, NYMS, & RLF Grant Reports
- Strategic Investment Plan Update
- Feature Stories
- BDC 2023 Goals
- Grant Administration/Support



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

	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	\$30,000,000	○	○	○	○	○	○	
Building Fund	\$600,000	\$2,410,900	○	○	○	○	○	○	
Theater 56	\$700,000	\$1,200,000	○	○	○	○	○	○	○



Complete



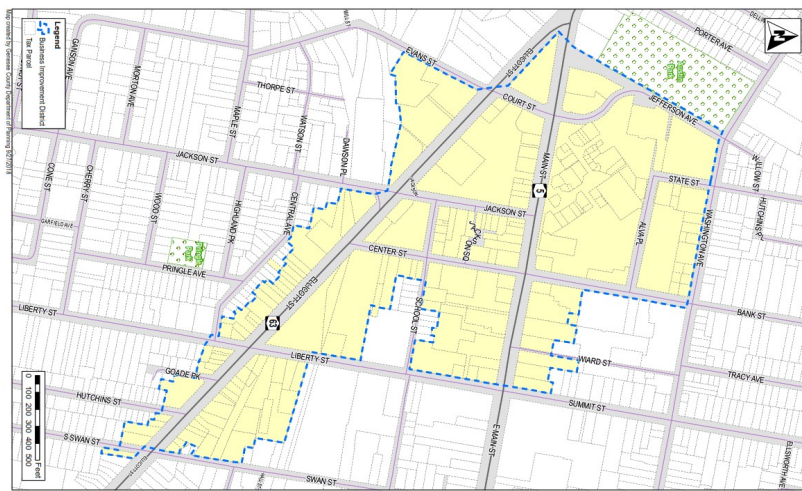
In Process



Main Street 56 Theatre-
Downtown Revitalization Initiative and NYMS Anchor Program

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.



Brisbane Mansion— 10 Main Street
Reuse Analysis completed to determine
a utilization plan in preparation of the City Police
Department moving into their future new facility.

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.

Batavia Development Corporation

Year Ending March 31, 2024

Consolidated Revenue

Contracts	\$ 110,000
Non-operating	24,963
Miscellaneous	800
TOTAL	\$ 135,763

Consolidated Expenses

Salary & Benefits	\$ 84,572
Insurance	\$ 10,036
Office/Filings	\$ 726
Travel & Training	\$ 1,055
Marketing & PR	\$ 5,049
Professional Svcs	\$ 44,338
TOTAL	\$ 145,826

Operating Income \$ -10,063

Net position—beginning of year: \$194,869

Net position—end of year: \$184,806

Creek Park , LLC

Year Ending March 31, 2023

Consolidated Revenue

TOTAL	\$0
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Consolidated Expenses

TOTAL	\$-6,867
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Net position—beginning of year: \$-15,678

Net position—end of year: \$-22,545

Please Visit: www.bataviadevelopmentcorp.org to view the consolidated financials for 2023-2024

Current Grant Administration/Support

- 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

BDC Board of Directors

(as of March 31st, 2024)

President	Wesley Bedford, Business Banker: M&T Bank
Vice President	Nate Varland, Director: Batavia Housing Authority
Treasurer	Lori Aratari - RRH/ UMMC Foundation
Secretary	Jake Whiting, Attorney at Law : Whiting Law Firm
Director	Rachael Tabelski, Manager: City of Batavia
Director	Steve Pies, Owner: Max Pies Furniture
Director	Chris Fix, Executive Director of the Jerome Foundation
Director	Michael Harrower: Genesee Lumber
Director	Calvin Klemmer: Merrill Lynch
Director	Nick Harris: SBFR Partners
Attorney	Bob Murray, Attorney at Law: Harris Beach 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

BDC 2023 Goals

- Secure new capital/business commitments of \$30 million.
- Secure business pledges to create 20 jobs.
- Facilitate 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 2022-2023 budget from a bottom-line financial operation performance (EBITDA) standpoint.
- Successfully administer and implement the 2018 Batavia DRI Project, Building Improvement fund and 2019 New York Main Street program.
- 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.
- Assist the City of Batavia with Jackson Square National Grid Grant, BOA pre-development of the Mall & Harvester Center, and Brisbane Mansion Technical Assistance Grant.