

Customer Information

Potential Customer:	smartDESIGN Architecture, PLLC	Opportunity Type:	Retention
Project Street Address:	4 Mix Place	Opportunity Product:	Property Sales & Mortgage Recording Taxes Only
City/Town/Village:	Batavia City	Type of Project:	Retention
Project Description:	2025 4 Mix Place Renovation	New Jobs:	N/A
Total Capital Investment:	\$480,000	Retained Jobs:	12
Incentive Amount:	\$109,488	School District:	Batavia
Benefited Amount:	\$480,000	PILOT Applicable:	Increase in assessed value of land and/or other buildings (pre-project value of land and or buildings excluded)

Project Information

Organization:	GCEDC		
Opportunity Source:	Direct/Personal Contact	Date of Public Hearing:	TBD
Initial Acceptance Date:	7/10/2025	Inducement Date:	TBD
Opportunity Summary:	<p>smartDESIGN Architecture, PLLC is planning to renovate a vacant building at 4 Mix Place in the City of Batavia that will serves as the headquarters for the firm’s professional services.</p> <p>The \$480,000 project will renovate a local historic landmark that has not been occupied for several years. The renovation and the use of the building for an office providing professional services were previously approved by the City of Batavia.</p> <p>In addition, the company and its 12 FTE’s were displaced by the recent closure of its Harvester Center facility by the property’s owner.</p> <p>The project is requesting assistance from the GCEDC with a sales tax exemption estimated at \$25,600, mortgage tax exemption \$4,000 and a property tax abatement estimated at \$79,888 based on the incremental increase in assessed value via a new traditional 10-year PILOT.</p>		
Economic Impact:	<p>The Fiscal impacts (discounted value) on Local Benefits totals \$9,830,382 (\$9,715,824 in payroll and \$114,558 to the public in tax revenues). See attached MRB Cost Benefit Calculator. For every \$1 of public benefit the company is investing \$112 into the local economy.</p>		

Project Detail (Total Capital Investment)

Building Cost (Construction):	\$400,000
Equipment (Taxable) / Other Project Investment:	\$80,000
Total Capital Investment:	\$480,000

Estimated Benefits Provided

Sales Tax Exempt:	\$25,600
Mortgage Tax Exempt:	\$4,000
Property Tax Exempt:	\$79,888
Total Estimated Tax Incentives Provided:	\$109,488

Total Amount Finance:	\$400,000
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