



REPORT OF THE GENESSEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY'S PUBLIC HEARING OF smartDESIGN Architecture PLLC HELD ON TUESDAY, AUGUST 5, 2025 3:30 P.M. AT BATAVIA CITY HALL, ONE BATAVIA CITY CENTRE, BATAVIA, NEW YORK, GENESSEE COUNTY, NEW YORK

I. ATTENDANCE

Jim Krencik, Senior Director of Marketing and Communications – GCEDC
Krista Galdun, Finance Assistant – GCEDC
Sherry Tacy, Operations Assistant - GCEDC

II. CALL TO ORDER

The public hearing of smartDESIGN Architecture PLLC opened at 3:31 p.m. at the Batavia City Hall, One Batavia City Centre, in Batavia, New York, Genesee County, New York.

A notice of this public hearing describing the project was published in the Batavia Daily News, a copy of which is attached and is an official part of this transcript.

III. PROJECT SUMMARY

smartDESIGN Architecture, PLLC is planning to renovate a vacant building at 4 Mix Place in the City of Batavia that will serve as the headquarters for the professional services firm.

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.

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. smartDESIGN has reversed the downward spin on the assessed value for this property at Mix Place. During its vacancy, the property's assessed value declined in 2021 at \$285,000 to \$154,000 in 2022.

GCEDC is seeking to assist with property taxes for the improvements (\$633,420 less \$213,000(current assessed value) or \$420,420) in assessed value which is the net effect on the assessment based on the company's investment.

IV. COMMENTS

J. Krencik began the public hearing by providing a summary of the above-outlined project. The purpose of the public hearing is to solicit comments and feedback from the public regarding the proposed incentives for the above-outlined project. There were no written comments received ahead of time to be included with the written record.

There was no public comment.

V. ADJOURNMENT

The public hearing was closed at 3:41 p.m.