



CITY OF BATAVIA

JEFFERY D. SCHIELKE
Mayor

Batavia Tax Increment Financing District # 3 Ten Year Report

This report is being provided in compliance with 65 ILCS 5/11-74.4-5-(i) of the Illinois Compiled Statutes. Tax Increment Financing District #3 was established in 2004 with the first year of taxes collected in 2005. The City is required to compile this report with the following information.

- (i) The amount of revenue generated within the redevelopment project area. As of the 2015 annual report to the State Treasurer dated June 27, 2016, TIF 3 had generated a total of \$2,900,971 in Tax Increment and interest. The detail for this is shown on the attached Exhibit A.
- (ii) Any expenditures made by the municipality for the redevelopment project area including without limitation expenditures from the special tax allocation fund. As of 2015, TIF 3 had expended a total of \$2,842,932 in Tax Increment funds. The detail for this is shown on the attached Exhibit B.
- (iii) The status of planned activities, goals, and objectives set forth in the redevelopment plan including details on new or planned construction within the redevelopment project area. The status of these activities is detailed on the attached Exhibit C.
- (iv) The amount of private and public investment within the redevelopment project area. The status of these activities is detailed on the attached Exhibit D.
- (v) Any other relevant evaluation or performance data. The TIF has been successful at attracting new development and redevelopment interest. In addition, TIF funds have been used to enhance and

beautify the streetscape and thus the attractiveness of the downtown area.

Within 30 days after this report is compiled and available the City will conduct a public hearing concerning the report. The City will provide 20 days' public notice of the hearing. Questions regarding this report can be directed to the Community Development Department of the City of Batavia.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))
Provide an analysis of the special tax allocation fund.

FY 2015

TIF NAME:

Batavia Riverfront Tif District 3

Fund Balance at Beginning of Reporting Period

\$ 289,348

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 295,796	\$ 2,860,116	99%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 1,796	\$ 40,855	1%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

*must be completed where current or prior year(s) have reported funds

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period

\$ 297,592

Cumulative Total Revenues/Cash Receipts

\$ 2,900,971 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 528,900

Distribution of Surplus

Total Expenditures/Disbursements

\$ 528,900

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS

\$ (231,308)

FUND BALANCE, END OF REPORTING PERIOD*

\$ 58,040

* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SURPLUS*/(DEFICIT)(Carried forward from Section 3.3)

\$ (634,960)

TIF #3

Revenues	2005	2006	2007	2008	2009	2010	2011
Real Estate Taxes	73,980	133,738	176,604	234,936	287,885	324,227	326,407
Interest Earnings	377	5,146	6,678	9,959	5,207	4,681	1,315
Total	74,357	138,884	183,282	244,895	293,092	328,908	327,722
Expenses	3,756	8,221	35,896	44,849	132,804	28,465	318,047
TIF 3 Fund Balance	70,601	201,264	348,651	548,697	708,985	1,009,429	1,019,104

Revenues	2012	2013	2014	2015
Real Estate Taxes	358,185	366,413	286,843	295,796
Interest Earnings	742	37	18	1,796
Total	358,927	366,450	286,861	297,592
Expenses	1,181,176	560,818	-	528,900
TIF 3 Fund Balance	196,855	2,487	289,348	58,040

TIF # 3 Expenses

TIF #3 - 2005

Landscape Design	303
Construction Admin Svcs	691
Parkway Press Vestibule	1,962
Architects	800
Total	3,756

TIF #3 - 2006

Site Study	8,221
Total	8,221

TIF #3 - 2007

Site Study	2,199
Sprinkler Grant Program	25,000
Construction Svcs.	3,960
Property Appraisals	3,500
Professional Svcs.	1,238
Total	35,896

TIF #3 - 2008

Site Study	36,926
Landscape Design	2,135
Property Appraisals	2,500
Misc. Svcs	3,288
Total	44,849

TIF #3 - 2009

Site Study	4,794
Landscape Design	2,425
Downtown Improvement Grant	25,000
Reimbursements	100,000
Misc. Svcs	585
Total	132,804

TIF #3 - 2010

Property Appraisal	2,000
Streetscape Plan	19,557
Island Deal review	6,908
Total	28,465

TIF #3 - 2011

City Canopies	3,965
Streetscape Plan	43,151
Robbins Flowers Grant	168,330
Property Acquisition	75,000
Downtown Improvement Grant	6,323
Landscape Plan	2,551
Sanitary Storm Sewer	6,786
Mural Project	8,170
Misc Services	3,771
Total	318,047

TIF #3 - 2012

Professional Services	12,611
Electrical	6,151
Repairs	5,770
River Street Reconstruction Project	1,156,644
Total	1,181,176

TIF #3 - 2013

Riverwalk	40,000
Wilson Street Streetscape	520,818
Total	560,818

TIF #3 - 2014

Total	-
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TIF #3 - 2015

BEI-Walgreens	450,000
Houston Street Streetscape	33,400
Land Survey	2,000
Marco Limited Partnership Grant	5,000
Alex Partnership Grant	13,500
Aliano's Grant	25,000
Total	528,900

EXHIBIT C

TIF 3 Redevelopment Plan Status Report

Objectives

The following is a review of the Plan objectives and the status of each.

- *Promote a variety and concentration of uses.* The City has encouraged a variety of uses in TIF 3 since the TIF beginning. While development has been slow due to poor economic conditions, streetscape and parking improvements have improved the viability and attractiveness of downtown for a variety of uses.
- *Create a safe, attractive pedestrian environment.* Streetscape improvements have enhanced the pedestrian environment in TIF 3. This is particularly the case along Wilson Street and Houston Street.
- *Develop a distinctive image and identity.* This is a project that is just getting underway. The City is embarking on a branding study which will then allow the City to enhance the downtown with improved identity and wayfinding signage.
- *Strengthen the Downtown's connection to the Fox River.* This is an ongoing objective that is being considered with redevelopment of riverside properties.
- *Reinforce the sense of historical continuity in the Downtown.* Since the TIF was established, the City has created a new historic district encompassing the downtown. The Historic Preservation Commission reviews all modifications and alterations to existing and proposed buildings and makes recommendations on the proposed alterations and new construction. This has created a lasting way to preserve the heritage of the downtown area and to make sure it is preserved for future generations.
- *Strengthen the Downtown's residential function.* Several apartment units above first floor commercial have been re-established in various areas in TIF 3. In addition, a large residential development is being proposed partly in TIF 3 which is going through development entitlements at the time of this report.
- *Encourage public/private partnerships.* The downtown grant and downtown redevelopment programs have encouraged private investment in the downtown. These TIF grants have encouraged investment by private property owners to upgrade and enhance existing buildings. Furthermore, larger grants have been used to attract first class restaurants to the downtown as well as to develop a new freestanding Walgreens store in TIF 3. As mentioned above, there is a

pending project for a large mixed used commercial and residential building to be partially located in TIF 3. A large public parking garage would also be constructed with that project with TIF funds.

- *Emphasize action and tangible results.* When the economy was poor, the City used TIF funds for streetscape improvements to make the downtown more attractive for businesses and residents. As the economy improved these funds were used more for private improvements to publicly visible facades and new construction. We have encouraged the use of these funds for visible improvements within this TIF District.

Development Opportunity Sites

The following development opportunity blocks (as referenced on Page 8 of the Redevelopment Plan and Project) have had activity since the inception of the Plan.

- Block D: Significant redevelopment has occurred within the block. An old existing retail building was demolished and a new drive-through Walgreens store was constructed. This included improvements to parking lots and landscaping, as well as streetscape enhancements on the surrounding streets. While no new public parking was created, the development agreement requires reservation of spaces to be used for public use. A new north-south driveway was developed generally in line with the new “street” called for in the plan.
- Block F: No new parking has been developed in this block, but we have secured permanent easements to retain the existing parking areas. Several façade improvements have been done in this block.
- Block H: Substantial adaptive reuse of the existing industrial buildings has been successfully accomplished. The northern building in this block has been converted to offices and an artist’s collective studio as well as a music store. This building has been very attractive for various tenants.
- Block J: Reuse of the old Louise White School has been completed as primarily the new headquarters of a well known retailer of outdoor recreation and leisure products. We have also signed a development agreement for the western part of this block for a mixed use commercial and residential building with a public parking deck. Realignment of IL 25 is no longer contemplated as shown in this plan.
- Block M: With the IL 25 realignment no longer contemplated, the City has reused these properties for public parking. These areas are candidates for future redevelopment sites as well.

- Block R: A number of these properties have been acquired by the Park District for open space and park purposes. Homes that have been acquired have been demolished and have opened up views to the Fox River and the bike path.

Public Improvements

The following is a status of the public improvements completed as mentioned in the Plan.

- Streetscape: Streetscape improvements have been made to Wilson Street, Houston Street and parts of Batavia Avenue. Private streetscape improvements have also been made to parts of First Street and Shumway Avenue.
- Riverfront Parks. The park site at S. River and Webster has been acquired and completed. A pathway and other associated improvements have been made to the Park District owned properties in this area.
- Wilson Street Bridge. The bridge has been completely reconstructed and enhanced with pedestrian and art features. The final art pieces are being chosen to complete this project.
- Street Improvements. Besides the streetscape improvements mentioned above, Shumway has been repaved and on street parking added and First Street has had on street parking added. Main Street will have street improvements in the coming year.
- Public Parking. An expanded parking lot has been developed at the corner of S. River Street and E. Wilson Street. In addition, new on street parking has been provided in several locations. The project in Block J will add a new parking garage with many new spaces for downtown uses.
- Watermain Improvements. Watermain improvements have been made on streets where streetscape improvements or repaving has occurred. This includes Wilson Street, Houston Street, Shumway Avenue and First Street.
- Utility Relocation: We anticipate some overhead utility burial with the redevelopment of the Block J area.

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)
PAGE 1

FY 2015

TIF NAME: Batavia Riverfront TIF #3

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES

Check here if NO projects were undertaken by the Municipality Within the Redevelopment Project Area: _____			
ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*.			5
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 4,208,000	\$ 1,000,000	\$ 1,000,000
Public Investment Undertaken	\$ 2,253,471	\$ -	\$ 643,000
Ratio of Private/Public Investment	\$ 14	\$ -	\$ 2

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE

Project 1: River Street Streetscape Project			
Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken	\$ 1,193,142	\$ -	
Ratio of Private/Public Investment	0		0

Project 2:

Project 2: Wilson Street Streetscape			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 533,429		
Ratio of Private/Public Investment	0		0

Project 3:

Project 3: Houston Street			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 38,400		
Ratio of Private/Public Investment	0		0

Project 4:

Project 4: Walgreens Relocation			
Private Investment Undertaken (See Instructions)	\$ 4,000,000	\$ 1,000,000	\$ 1,000,000
Public Investment Undertaken	\$ 450,000	\$ -	\$ 643,000
Ratio of Private/Public Investment	8 8/9		1 5/9

Project 5:

Project 5: Building Improvements			
Private Investment Undertaken (See Instructions)	\$ 208,000	\$ -	\$ -
Public Investment Undertaken	\$ 38,500	\$ -	\$ -
Ratio of Private/Public Investment	5 31/77		0

Project 6:

Project 6:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0