

Washington-Wilson Tax Increment Financing District

Redevelopment Plan and Program City of Batavia, Illinois



September 1, 2016
Approved by Batavia City Council
_____, 2017
Ordinance No. 17-XXX

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Section I. INTRODUCTION

A. Project Background

With respect to land use and existing building stock, the redevelopment project area, hereafter referred to as ‘Washington-Wilson District’ or the ‘Project Area’ has generally changed only slightly since the properties within it were first developed in the mid nineteenth century. The area was developed as part of the original commercial settlements of downtown Batavia along or near the Fox River. There are two exceptions to this narrative, one being the City’s parking deck located generally within the Project Area’s northwest corner (constructed in 1993), and on which property was once located a large residential building, and the other being the lone property located south of East Wilson Street – at its southeastern intersection corner with South Washington Avenue – which at one time housed an “undertaker” business but since circa 1940 has been an automobile fuel and service enterprise.

According to early Sanborn Insurance mapping (1885 – 1928), a number of individual residences had been established within the Project Area, mostly fronting South Street (renamed State Street, circa 1910) and North Washington Avenue. However, the majority of the buildings were non-residential, fronting either East Wilson St. or River Street and primarily consisting of the varied enterprises one would expect to find in a downtown moving forward into the twentieth century, including retail (e.g., agricultural implements, twine, furniture, clothing and dry goods, boots and shoes, groceries, meats, bicycles and cigars) service (cobbler, tailor, blacksmith, furniture and upholstery repair, restaurant and banquet, as well as a number of saloons), light assembly/sales (millinery, gloves) and places of worship (the First Baptist Church, constructed at the Northwest corner of E. Wilson St. and N. Washington Ave. in 1888).

In the 2007 City of Batavia’s Comprehensive Plan, as amended in 2014, a number of specific issues identified in the Plan relate to the future use of land in the City, and specifically within the City’s historic downtown district. Four specific issues are listed below and are particularly pertinent when considering the applicability of Tax Increment Financing as a tool to stimulate positive change in the Project Area:

1. “The [need for] continued redevelopment of the downtown as a mixed-use area, with added residential, retail, entertainment and office uses a priority”;
2. “The City has a shortage of higher density residential uses...and downtown living opportunities”;
3. “[There are] limited public parking facilities (‘[especially] centralized public parking facilities’), aging utilities and the complex relationships between adjacent uses often require City government to play a larger role in the ongoing development and redevelopment of downtown”;
4. “The building stock of downtown Batavia, while unique in its character, is in some cases ill suited for contemporary downtown uses. Many buildings were designed for industrial purposes and many others do not meet current code requirements...All these sites have potential for development in the downtown”.

The City’s Comprehensive Plan provides specific goals and policies to address the issues above, to include but not necessarily limited to:

1. “Use redevelopment tools, including tax increment financing, to encourage and shape downtown development;”
2. “Require development projects to take advantage of views and access to the Fox River;”

3. "Protect key retail properties from conversion to non-retail uses while allowing multi-tenant properties to house a healthy mix of uses;"
4. "Raise the quality of new development through zoning, subdivision, design review and other tools;" and
5. "Locate higher density residential uses convenient to transit corridors and employment centers."

Further, the Plan makes clear that successful economic development and redevelopment results from creating high quality land development and utility infrastructure, serving to both accommodate the needs of existing business enterprises, as well as make Batavia an attractive place for additional private investment. These two general goals complement the Plan's additional goal to encourage the City to "[form] effective partnerships with the private sector to stimulate redevelopment."

Over the past decade, the Washington-Wilson District has experienced economic decline, evidenced by excessive vacancies, building and surface deterioration, and other factors that are evidence of limited investment, and which further stymie interest in new investment in this area. The City believes that the adoption of this Tax Increment Financing (TIF) plan is a necessary financial tool to help facilitate redevelopment and/or rehabilitation efforts and foster development consistent with its plans and goals for the Washington-Wilson District.

This report sets forth a Tax Increment Redevelopment Plan and Program (the "Redevelopment Plan") for the **City of Batavia Washington-Wilson District TIF Redevelopment Project Area** ("the Redevelopment Project Area"). The proposed Redevelopment Plan seeks to respond to observed problems and needs within the redevelopment project area that have contributed to the inability of the Washington-Wilson District to achieve the goals established by the City in its recent plans. This Redevelopment Plan is also indicative of a strong commitment and desire on the part of the City to maintain and revitalize the redevelopment project area as an essential part of Batavia's economic development program, and of Plan's underlying efforts to enhance the City's tax base.

The goal of the Redevelopment Plan is to strengthen the residential, retail, office and public parking components of the redevelopment project area through both wholesale changes in land use and in increased land values, as well as, where possible and desirable, the improvement of existing deteriorating and/or obsolete buildings, or vacant land for new uses. This Plan is intended to provide a framework for improvements within the Redevelopment project area over the 23-year term of the TIF, including the establishment of redevelopment goals, recommended land uses, estimated revenues, and estimated project costs.

The Eligibility Findings report (Appendix A) establishes that the Washington-Wilson District Redevelopment Project area Qualifies for TIF as a "**conservation area.**" The determination of eligibility of the Washington-Wilson District TIF Redevelopment Project Area is based on data gathered through field observation by CC Aiston Consulting, Ltd, and City of Batavia's Community Development and Public Works Staff, and through document and archival research.

B. Tax Increment Financing

Tax increment financing is permitted in Illinois under the "Tax Increment Allocation Redevelopment Act" (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes, as amended (hereinafter the "Act"). Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. This document has been prepared in accordance with the provisions of the Act in effect after the effective date of Public Act No. 91-478, known as the TIF Reform Law. It shall serve as a guide to all proposed public and private actions in the redevelopment project area. Besides describing the redevelopment objectives, this

Redevelopment Area Plan and Program generally sets forth an overall program to achieve these objectives.

The Act stipulates specific procedures which must be adhered to in designating a Redevelopment project area. By definition, a “Redevelopment Project Area” is:

“ .. an area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas (Section 11-74.4-3).”

Section 11-74.4-3 defines a conservation area as:

“... any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area...”

The factors named by the statute with regard to conservation areas are as follows: dilapidation, obsolescence, deterioration, presence of structures below minimum code standards, illegal use of individual structures, excessive vacancies, lack of ventilation, light, or sanitary facilities, inadequate utilities, excessive land coverage and overcrowding of structures and community facilities, deleterious land use or layout, lack of community planning, environmental clean-up, and decline of equalized assessed value (EAV).

The Act permits municipalities to improve eligible “conservation” or “blighted” areas in accordance with an adopted redevelopment plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be repaid with the revenues generated by incremental increases in property tax revenues resulting from increased assessed values of private real estate within a designated project area. The key to this financing tool is that funding does not rely on the taxing power of the municipality alone. The property taxing power of all taxing districts with jurisdiction over the land within the project area can be employed to retire the necessary financial obligations. This taxing power is only applied to the increase in equalized assessed valuation generated within the designated project area during the limited term of the Redevelopment Plan and Program, principally increased equalized assessed valuation from new private development.

C. Eligibility of the Proposed TIF District

During the period between April 1st and June 30th, 2016, a study was undertaken by CC Aiston, Ltd, consistent with the requirements of the Act and related procedural guidelines, to determine the eligibility of the proposed Project Area. The results of the study indicate that the Project Area meets the Act’s requirements for a "conservation area," and is eligible to be designated by the City of Batavia as a “Tax Increment Financing Redevelopment Project Area." The detailed findings of this study are described in Appendix “A” of this report.

The Project Area qualifies as a “conservation area” under the Act because at least 50% of the structures within it are at least 35 years old, and because of the presence of at least three (3) additional qualifying conditions. Within the Project Area, the following five (5) additional qualifying conditions are present:

- 1. Deterioration;**
- 2. Presence of Structures that are Below Minimum Code Standards;**
- 3. Excessive Vacancies;**

4. **Lack of Community Planning; and**
5. **Decline in Equalized Assessed Valuation.**

Each of these factors, to a meaningful extent, contributes to the eligibility of the Project Area as a “Conservation Area,” as each factor is reasonably distributed throughout the Project Area.

Section II.

REDEVELOPMENT PROJECT AREA DESCRIPTION

The Project Area is an area of approximately 220,500 square feet (4.65 acres) and is generally located between River Street and North Washington Avenue, and between State and East Wilson Streets, although there is a single parcel within the subject Project Area that is located along the south side of East Wilson Street, specifically at the southeast corner of E. Wilson and South Washington Ave.

All told, the Project Area contains 9 individual land parcels and the public rights-of-way within State, North River, and East Wilson Streets and North and South Washington Avenues. For the purposes of this study, when the term “parcel” is used, we refer to an individual tract of land with its own separate “Parcel Identification Number” (or PIN), as ascribed by the Kane County Supervisor of Assessments. A parcel may or may not be identical to an individual private property, under a single ownership entity. Often two or more contiguous parcels are combined to make up one private property owner’s real estate holding, or lot. Consequently, in searching property records, one may find that a building, together with a nearby accessory building, driveway or parking lot, may be under the same ownership, have a single street address and be located on a single parcel. On the other hand, these conditions may alternatively exist on or across two or more separate parcels, each with its own PIN. Property conditions described herein will be attributed to parcels, buildings and/or structures wherever the need for specific clarity is warranted.

Of the nine total parcels within the Project Area, there are six containing buildings/structures where a principal zoning activity has been established. Four of these parcels are commercial in principal use; two of which contain a single building, one occupied by a dental practice (113 E. Wilson) and the other by an insurance agency (121 E. Wilson), with the remaining other two commercial parcels each containing a single, vacant building (111 and 206 E. Wilson).

Another parcel within the Project Area was long-used for religious/institutional purposes (former First Baptist Church and allied spaces) but, except for storage, is otherwise currently unoccupied. Finally, a city-owned parcel at the northwest corner of the Project Area contains a split-level parking structure. Figure 1 illustrates the boundaries of the Project Area, and Figure 2 describes existing land uses.

Figure 1: Redevelopment Project Area Boundary and PIN Map

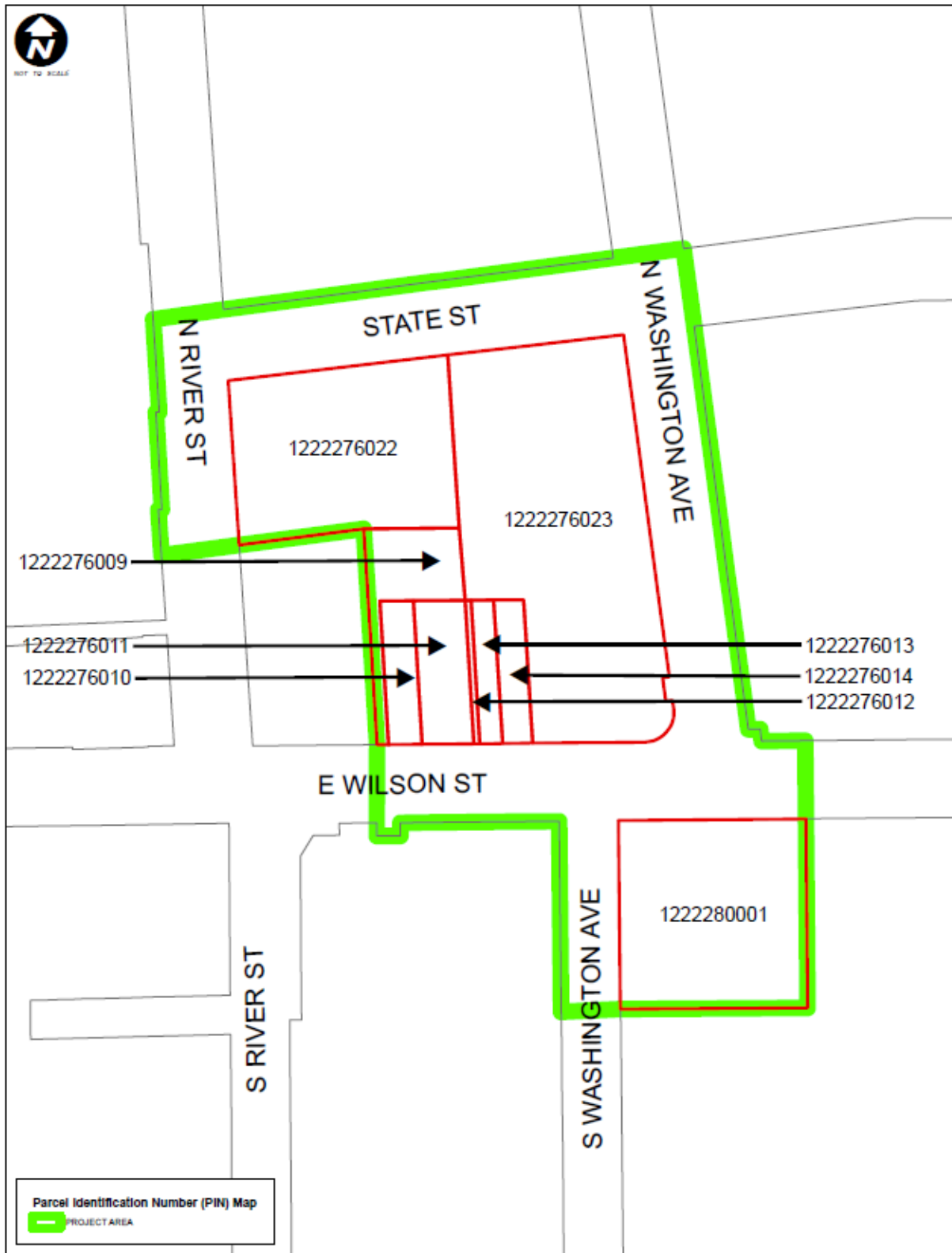
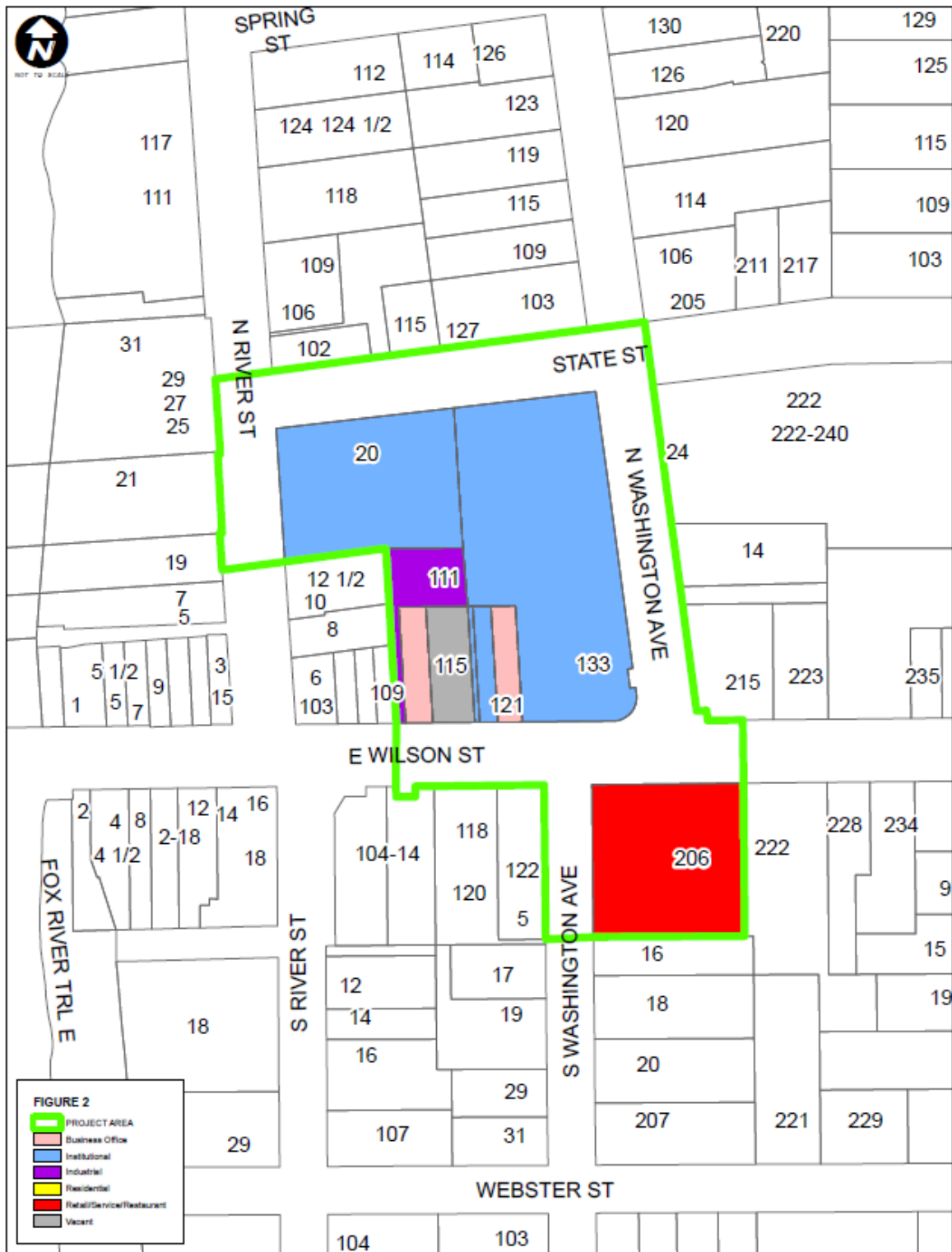


Figure 2: Existing Land Use Map



Section III.

LEGAL DESCRIPTION OF THE TIF DISTRICT

The legal description of the Project Area is as follows:

THAT PART OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 9 OF THE ORIGINAL TOWN OF BATAVIA, KANE COUNTY, ILLINOIS; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF WASHINGTON AVENUE TO THE NORTHERLY LINE OF WILSON STREET; THENCE EASTERLY, ALONG SAID NORTHERLY LINE, TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 10 FEET OF LOT 3 IN BLOCK 1 OF WILSON'S ADDITION TO BATAVIA; THENCE SOUTHERLY, ALONG SAID EXTENSION AND WEST LINE TO THE SOUTH LINE OF THE NORTH 158 FEET OF SAID LOT 3; THENCE WESTERLY, ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION TO THE WEST LINE OF WASHINGTON AVENUE; THENCE NORTHERLY, ON SAID WEST LINE TO THE SOUTH LINE OF SAID WILSON STREET; THENCE WESTERLY, ALONG SAID SOUTH LINE TO A POINT THAT IS SOUTHERLY OF THE SOUTHEAST CORNER OF LOT 3 IN BLOCK 7 OF SAID ORIGINAL TOWN OF BATAVIA, SAID POINT BEING ON A LINE DRAWN AT RIGHT ANGLE TO THE NORTHERLY LINE OF SAID WILSON STREET; THENCE NORTHERLY, ON SAID LINE TO SAID SOUTHEAST CORNER; THENCE NORTHERLY, ON THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF LOT 2 OF SAID BLOCK 7, A DISTANCE OF 10.0 FEET; THENCE WESTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 2 TO THE WEST LINE THEREOF; THENCE CONTINUING WESTERLY, ON A LINE PERPEDICULAR TO SAID WEST LINE, TO THE WEST LINE OF RIVER STREET; THENCE NORTHERLY, ALONG SAID WEST LINE TO THE NORTH LINE OF STATE STREET EXTENDED WEST; THENCE EASTERLY, ALONG SAID EXTENSION AND SAID NORTH LINE TO THE POINT OF BEGINNING, ALL IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS.

CONTAINING 4.65 ACRES, MORE OR LESS.

Section IV.

REDEVELOPMENT PLAN AND PROGRAM

A. Historic and Existing Patterns of Area Development

Historically, the Project Area was platted and first developed in the mid-nineteenth century, with the predominant land use being mixed-use in character and comprised of single family homes, retail, service-oriented commercial and, what would be generally classified as light industrial/assembly uses today. Essentially, the area was typical of a nineteenth century, Midwestern downtown, with the exception of some limited industrial-type uses immediately west of the Project Area along the Fox River. Whether single or two-story, the area buildings enjoyed fairly large, open rear yards. The commercial buildings along East Wilson Street, although generally soldiered along the street frontage, were otherwise fairly sparsely spread across the Project Area.

As reported above in Section I of this report, the First Baptist Church and its accessory buildings (including a parsonage) were constructed late in the nineteenth century. As of the date of this report, much of the original church and two major building additions are still standing at or near the northwest corner of East Wilson and North Washington Avenue. Cater-corner from the church building was once a large, single building, alternately housing residential and commercial uses, and where, since 1940, has stood a masonry automobile fuel and service building but what is now vacant.

One could make an argument for the longer term, economic viability of two properties within the Project Area, to wit: 1. the city-owned parking assets (a two-tiered garage and surface lot), which still serve the parking demand in the immediate area; and, perhaps to a lesser degree, 2. the aforementioned, vacant gas and service station, which, although probably not the highest and best use of the downtown business district parcel on which it stands, conceivably could be re-occupied in similar usage. Besides these two properties, the land and buildings within the Project Area are, at best underutilized and, more to the point are in various degrees of disrepair. Evidence of these conditions is found in Appendix A of this report, “Washington-Wilson Tax Increment Financing Eligibility Findings”.

The redevelopment of the Washington-Wilson District, the redevelopment project area, will present both challenges and opportunities to the City of Batavia, necessitating cooperation and financial investment from both the private sector as well as the local government. The adoption of this Redevelopment Area Plan and Program will aid in the implementation of the goals and objectives identified in the City of Batavia’s 2007 Comprehensive Plan, as amended. This Plan and Program will assist in stimulating redevelopment and rehabilitation in this area which otherwise could not reasonably be anticipated to develop without the adoption of same. Through public investment in property assembly, infrastructure and beautification improvements, demolition, and environmental clean-up, the redevelopment project area will become a setting that will attract private investment.

The TIF Act describes the Redevelopment Plan as “the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area as a blighted area or conservation area ..., and thereby serves to enhance the tax bases of the taxing districts which extend into the redevelopment project area.”

The successful implementation of the Redevelopment Project Area Plan and Program requires that the City take full advantage of the real estate tax increment attributed to the Redevelopment project area as provided for by the Act. The Redevelopment project area would not reasonably be developed and improved without the use of such incremental revenues.

B. Purpose of the Redevelopment Plan

Pursuant to the "Tax Increment Allocation Redevelopment Act," the purpose of a Redevelopment Plan and Program is to promote the health, safety, morals, and welfare of the general public by:

1. Eradicating blighting conditions and instituting conservation measures;
2. Removing and alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment;
3. Improving existing public utilities within the area; and by
4. Enhancing the overall quality of the City of Batavia.

C. Redevelopment Plan Objectives

The goals and objectives of the Redevelopment Plan include those articulated in the Illinois Tax Increment Allocation Redevelopment Act and those discussed in the City Comprehensive Plan, including the objectives for the Washington-Wilson District area listed below.

1. **Encourage higher density residential projects that will add to and broaden the choices of housing within the City of Batavia and, in particular, provide the downtown, central business district with proximate and 24-hour consumer foot traffic.** In recent years, communities throughout the Fox River Valley, and Chicagoland in general, have seen the positive economic, social and civic impacts from adding residential units to their downtown districts.
2. **Encourage mixed-use, residential/commercial developments, infilling otherwise underutilized properties with more efficient patterns of land use developments.** Such developments will not only improve housing opportunities, as described above, but will also increase and invariably broaden the downtown's business portfolio. Further, mixed-use, residential/commercial developments will also increase employment opportunities and improve local access to goods and services. Finally, mixed-use developments bolster the development value of properties and business enterprises located within and immediately proximate to the redevelopment project area, as well as those located within the downtown central business district generally. The Future Land Use Plan (Figure 3) indicates the City's desire to see all parcels within the redevelopment project area to be mixed use in character.
3. **Maintain street-level building spaces for commercial enterprises within the City's downtown business district, especially those that, in the aggregate, provide longer spans of adjacent storefront spaces.** Foster opportunities for commercial mass, generating additional shopping and dining customer foot traffic with an eye on possibly transforming downtown Batavia into a destination retail and/or restaurant district.

4. **Coordinate Land Use and Transportation Planning.** The Redevelopment project area is located at the intersection of two high-traffic roadways, the area arterial Illinois RT 25 (N. Washington Ave./S. River St.) and the city collector E. Wilson Street, the lone roadway crossing the Fox River through downtown Batavia. Additionally, the Project Area is only few blocks from Illinois RT 31, another area arterial state highway and one on which Suburban Pace Bus provides daily passenger service between Geneva and Aurora. Finally, it should be noted that downtown Batavia is at the crossroads of several area bicycle/pedestrian trails extending throughout Kane, DuPage and Kendall Counties.
5. **Enhance the marketability of vacant and underutilized properties and encourage private investment to strengthen the City's tax base.** The City should work internally, or with a private agency, to effectively market vacant and underutilized properties in an effort to attract new commercial investment. Additionally, efforts should be made to retain and improve the existing, viable uses that contribute to the Washington-Wilson District through TIF-funded incentives.
6. **Create a safe and attractive pedestrian environment.** Improvements to the visual character, comfort, and convenience of the pedestrian experience of the Washington-Wilson District will create a desirable environment for investment and improve the quality of the neighborhood. Streetscape and public space improvements should include adequate walkway widths, improved crosswalks, quality paving materials, clear signage, appropriate lighting, and attractive public gathering spaces.
7. **Encourage public/private partnerships.** The success of the Redevelopment Plan for the Washington-Wilson District is dependent upon the private and public sectors working together to revitalize the redevelopment project area as a whole. Such partnerships will eliminate the conditions which, if continued, will likely result in a lack of investment or even disinvestment in the District.

D. Redevelopment Land Use Plan

The Redevelopment Land Use Plan is a guide to the economic revitalization and development of the Washington-Wilson Redevelopment Project Area. The City's Comprehensive Plan recognizes that the existing underutilized and obsolete sites and buildings require creative uses of land to redevelop the Washington-Wilson District. The Land Use Plan reflects a land use policy decision placing importance on mixed-use residential/commercial development patterns throughout the District with the purpose of adding economic vitality of the community.

The goal of the Redevelopment Plan is the revitalization of the redevelopment project area as a vibrant mixed-use neighborhood center which expands housing opportunities, provides the downtown, central business district with additional commercial mass and contributes to the health and public welfare of the City of Batavia. The recommended land uses, redevelopment opportunities and public improvements of this Redevelopment Plan are based upon the guidelines and development opportunities presented in the City's Comprehensive Plan, as amended.

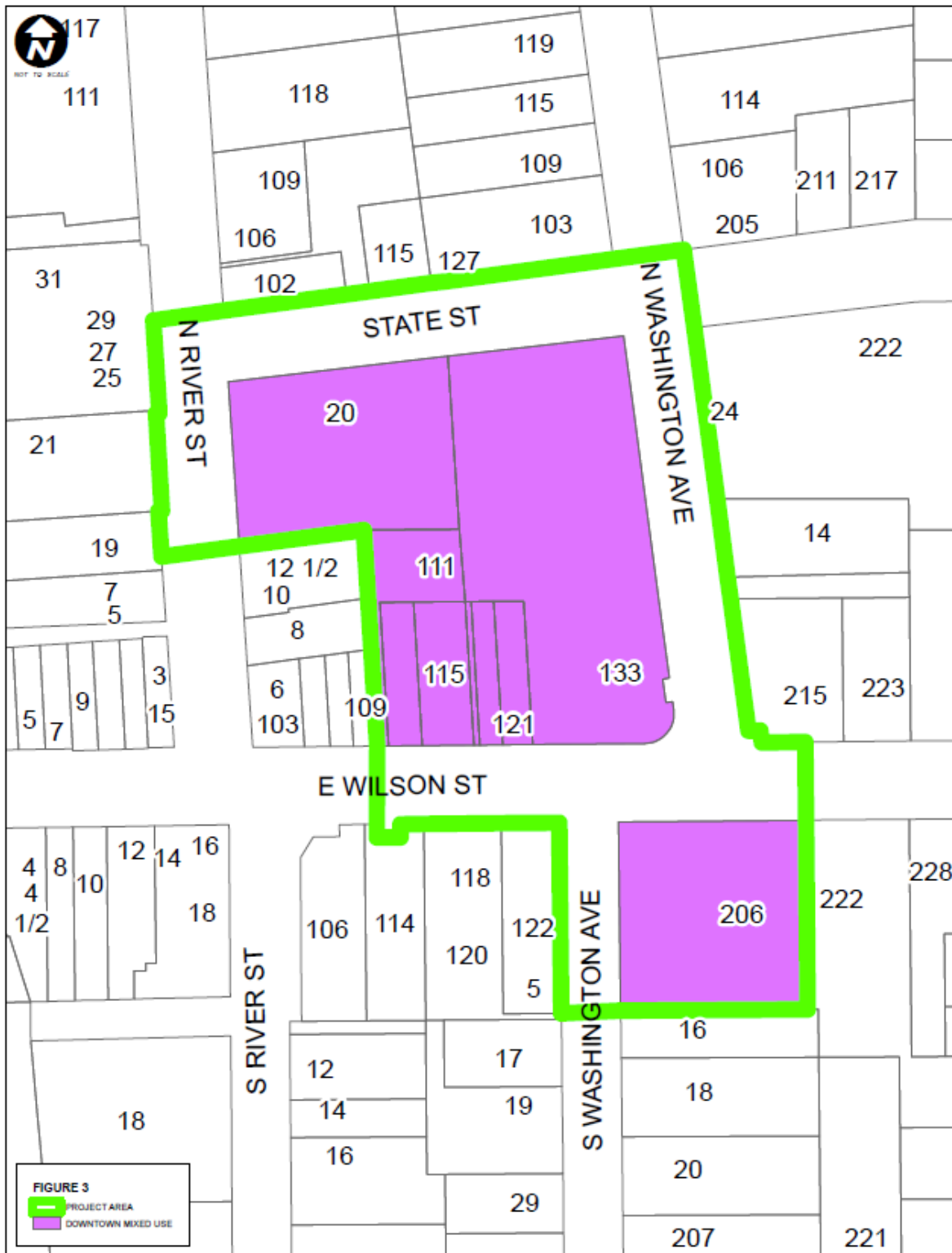
This Land Use and Redevelopment Plan identifies new land uses, the potential for the rehabilitation and adaptive re-use of existing buildings and structures, and enhancements to the public realm in the form of additional streetscape and landscape amenities, with an emphasis on making the Project Area more pedestrian-friendly. Figure 3, Future Land Use Plan, shows the anticipated land uses at completion of project activities. New development within the Washington-Wilson Redevelopment Project Area is shown as "**Downtown Mixed-Use**", intended to support multi-level structures with street level space occupied by

retail, restaurant, or other commercial activities and with upper stories occupied by multi-family residential units, office space, or a combination of both.

The City of Batavia will review property redevelopment plans, and closely monitor the implementation and build-out conditions of same, with respect to public and private parking demand and supply. Wherever possible, private parking inventory shall be located within the redevelopment site itself and public parking demand shall be served by public parking areas. Such public parking areas may be located within on-site surface parking lots or below grade parking structures, in dedicated off-site parking lots on public or private property, or through available, otherwise unallocated on-street parking spaces, either within the Project Area or at locations immediately proximate to it.

The Redevelopment Land Use Plan is not meant to establish specific requirements and should not be rigidly interpreted. Adjustments may be made in response to market conditions and other factors as long as they remain consistent with the City's overall goals and objectives for the Washington-Wilson District. This Redevelopment Plan is consistent with the City's Comprehensive Plan, as amended, and is intended to be the primary vehicle for implementing the goals and objectives of said Plan.

Figure 3: Future Land Use Plan



E. Development Opportunity Sites and Projects and Project Phasing

The Redevelopment Plan – Phasing Concept, Figure 4, identifies a primary redevelopment opportunity site (Site 1), and a secondary site where wholesale redevelopment may occur, including the demolition of all structures and the construction of entirely new building(s), or, alternatively, the rehabilitation and re-occupancy of existing buildings and/or structures (Site 2). This secondary redevelopment site, being nearly 25,000 square feet in area and located wholly within the City’s Downtown Mixed Use (DMU) Zoning District, where there is no minimum lot size requirement, may also be subdivided into two or more lots in a land redevelopment plan. In either case, the depiction of this site on the Redevelopment Plan map at Figure 4 shall not be viewed as a limitation to redevelopment potential.

The City, either on its own or in conjunction with a private development interest, may acquire property within the Project Area to create one or more redevelopment opportunity sites. Whether initiated by the City, by a private development interest or through a public-private partnership involving both parties, the Redevelopment Plan - Phasing Concept serves as a guide for the anticipated intent and scale of each identified redevelopment project site. The Plan provides the basis for the estimated revenue and cost forecasts used in this report.

In addition to these “opportunity sites,” the Redevelopment Plan also anticipates activities to be undertaken solely by the public sector. These activities are identified in the Public Improvements section of this report. All redevelopment opportunities and public improvements should be conducted under the guidance of the City Comprehensive Plan, as amended, and all other related and relevant ordinances and plans. Undertaking both private and public redevelopment activities will cause tax revenues to increase through constructing high quality residential, retail, entertainment, and office space in Batavia, and will provide a stimulus for additional development at other properties within the City’s downtown central business district.

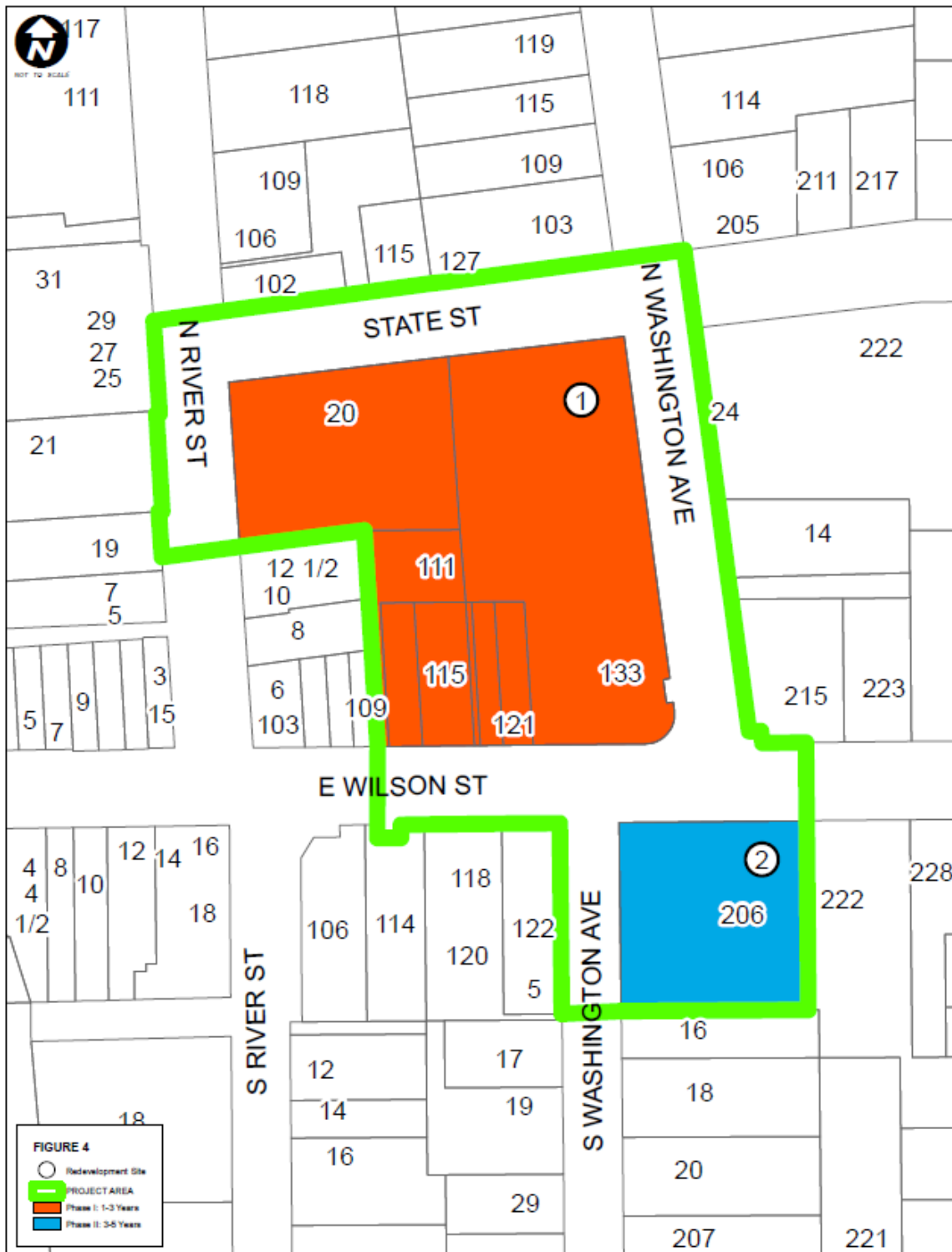
Redevelopment projects anticipated in this Plan may commence over the next five years in phases. A proposed redevelopment project, predicated on the formal designation of the TIF District subject to this Redevelopment Plan and Program and contemplated in the adoption of City of Batavia Resolution 16-61-R (a.k.a. “Resolution Expressing Official Intent...”), and depicted on the aforementioned Figure 4, “Redevelopment Plan – Phasing Concept” as Phase I, Site 1, is expected to begin within 1-3 years from the adoption of the Washington-Wilson Tax Increment Financing District, if such adoption does occur. The Phase II project, represented on the aforesaid Figure 4 as Site 2, may commence in three to five years from the date of TIF District designation, assuming such designation were to occur. Here again, the Future Land Use Plan (Figure 3) indicates downtown mixed-use as the intended land use for both Site 1 (Phase I) and Site 2 (Phase II).

The phasing of the redevelopment projects is summarized in Table 1 below. The Redevelopment Plan is conceptual, represents an estimate of future activities and does not restrict the City of Batavia from undertaking or participating in additional public improvements or development projects as appropriate throughout the life of the Redevelopment Plan and Program.

Table 1: Phasing of Redevelopment Projects

Phases	Year	Redevelopment Site Number
I	3	Site 1
II	5	Site 2

Figure 4: Redevelopment Plan – Phasing Concept



F. Eligible Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project, as allowed by Statute. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services.
2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors.
3. Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation and site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction, repair, or remodeling of existing private or public buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements.
6. Costs of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the Redevelopment project area, and costs of advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as provided in the Act.
7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and not exceeding 36 months thereafter and including reasonable reserves related thereto.
8. To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
9. An elementary, secondary, or unit school district’s increased costs attributable to assisted housing units as provided in the Act.
10. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law.
11. Payment in lieu of taxes.
12. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act.
13. Up to 50% of the cost of construction, renovation, and/or rehabilitation of all low- and very low-income housing units as defined in Section 3 of the Illinois Affordable Housing Act, as provided by the Act.

G. Acquisition and Clearance

To meet redevelopment objectives, and under current redevelopment planning, it will be necessary for the City to assemble certain properties within the redevelopment project area. These properties are comprised of parcels already owned by the City and privately owned parcels that the City would acquire pursuant to its authorities set forth in the Act. After fully assembled, all properties will be cleared to allow for redevelopment plan implementation. There may be in the future additional acquisition, clearance, and assembly of properties within the redevelopment project area likely resulting from the actions of the private sector, though the City does, however, reserve the right to acquire, clear, or assemble any properties within the TIF District during the 23-year duration of the TIF. In either case, the City may assist in the marketing and promotion of such redevelopment opportunities. All action(s) will be consistent with the stated intent of the TIF Act, this Plan and Program document and the City's Comprehensive Plan, and should not result in the need for additional amendments to this Plan. Any clearance of existing structures will be scheduled to coincide with redevelopment activities so that facilities do not remain unused for extended periods of time, except for structure that pose health or safety hazards.

H. Land Disposition

As provided for in the TIF Statute, property acquired by a municipality may be assembled into appropriate redevelopment sites. These properties may be sold or leased by said municipality to other public bodies or to private developers, in whole or in part. Under current redevelopment planning, once assembled, the City does intend to sell certain properties it owns within the redevelopment area to a private, redevelopment interest. This sale is expected to occur soon after establishing the subject TIF District and in accordance with a fully executed Redevelopment Agreement between the City and said redevelopment interest. Any future modifications to the stated disposition action of this Plan will be in accordance with the objectives of this Redevelopment Plan and Program, and will not require any amendment to the Plan. Terms of conveyance may be incorporated into appropriate disposition documents or agreements, and may include more specific restrictions than contained in this Redevelopment Plan, or in other municipal codes and ordinances governing the use of the land.

No conveyance, lease, mortgage, disposition of land or other property, or agreement relating to the development of property will be made except upon the adoption of an ordinance by the City. Furthermore, no conveyance, lease, mortgage, or other disposition of land or agreement relating to the development of property owned by the City shall be made without providing reasonable opportunity for the submission of alternative proposals or bids.

I. Public Improvements

The City of Batavia will provide public improvements in the redevelopment project area to facilitate redevelopment, further the objectives of Redevelopment Plan, and to serve the needs of Batavia residents, property and business owners. Public improvements may include, but are not limited to, the following:

1. Stormwater management improvements, including but not limited to creating or improving stormwater detention facilities, storm sewers, curbs and gutters;
2. Removal, resurfacing, widening, reconstruction, signalization, and other improvements to rights-of-way, streets, alleys, sidewalks, and pathways;

3. Pedestrian safety enhancements, including crosswalks, bike paths, and lighting;
4. Development of or improvements to public open space;
5. Construction, reconstruction or improvement of on-street and off-street public parking facilities and structures;
6. Improvement of public utilities such as water, sewer and electric facilities;
7. Demolition and rehabilitation of structures;
8. Beautification improvements, including streetscape (sidewalk/brick pavers), lighting, signage, and landscaping within the redevelopment project area;
9. Grants or loans to private property owners for eligible property improvements, including building rehabilitation, façade restoration or enhancements; and

The City of Batavia and individual developers and/or property owners, pursuant to an agreement between the parties, may share the costs associated with these improvements. The City may determine at a later date that certain listed improvements are no longer needed or are appropriate and may remove them from the list, or may add new improvements to the list that are consistent with the objectives of this Redevelopment Plan.

J. Estimated Project Costs

Estimated costs for public improvement projects listed above are provided in *Table 2* below:

Table 2: Estimated Redevelopment Project Costs

Expense Categories	Budget
Studies, Surveys, & Development of Plans; Implementation & Administration/Professional Services	\$ 450,000
Property Assembly, includes the purchase of real estate and other types of property interests, demolition, site preparations and site improvements that serve as an engineered barrier addressing contamination	\$ 1,920,000
Rehabilitation, reconstruction, façade improvements, repair or remodeling of existing public or private buildings and fixtures	\$ 250,000
Costs of the construction of public works or improvements, including parking facility, streetscape and roadway improvements, installation repair, construction, reconstruction or relocation of public utilities	\$ 11,575,000
Public Financing costs, including necessary and incidental expenses in issuance of obligations and including payment of interests on such obligations and Redeveloper Financing costs	\$ 7,500,000
Environmental remediation	\$ 250,000
Reimbursing School and Library District in accordance with State Statute	\$ 800,000
Total Estimated Project Costs	\$22,745,000

Table 2 Notes:

Over the lifetime of the TIF, redevelopment project costs may fluctuate and necessitate a change to the individual line items; however, such changes will not result in an increase of the total estimated project costs. Such modifications may be made without further amendment to this Plan so long as there is not an overall increase in the total estimated costs.

Total redevelopment project costs exclude any additional financing costs, including any interest expenses, capitalized interest, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to the total project costs.

Total redevelopment project costs may be shared or applied to contiguous redevelopment project areas, or those project areas separated by only a public right-of-way, that are permitted under the Act to be paid from incremental property taxes generated in the redevelopment project area. The redevelopment project costs incurred in the Washington-Wilson Redevelopment Project Area, which are paid from incremental property taxes generated in contiguous redevelopment project areas, or those separated only by a public right-of-way, are not included. The amount of revenue from the redevelopment project area made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the redevelopment project area, shall not at any time exceed the total redevelopment project costs described in the Washington-Wilson Redevelopment Plan.

Public improvements may also include capital costs of taxing districts and other costs allowable under the Act. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the City or other public entities. As provided in the Act, Redevelopment Project Costs may include, to the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.

K. Estimated Project Costs

The Act provides a way for municipalities to finance public redevelopment costs with incremental real estate tax revenues. Incremental tax revenue is derived from the increase in the current equalized assessed valuation (EAV) of real property within the redevelopment project area over and above the certified initial EAV of the real property. Any increase in EAV is then multiplied by the current tax rate, resulting in the tax increment revenue.

L. Sources of Funds

Funds necessary to pay redevelopment project costs may be derived from a number of authorized sources. These may include, but are not limited to, the following:

- Real property tax increment revenues from the redevelopment project area;
- Tax revenues resulting from the establishment of any Special Service Area districts within the redevelopment project area;
- Interest earned on temporary investments;
- Gifts, grants, and contributions;
- Bond proceeds;
- Sale or lease of land proceeds;
- User fees;
- Municipal sales taxes; and
- The City's general revenue fund.

The principal source of funds will be the incremental increase in real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the redevelopment project area over the initial equalized assessed value of each such lot, block, tract or parcel. As necessary, a “back-up” or “backstop” special service area will be established to provide funds necessary to pay certain costs associated with the implementation of this Redevelopment Plan and Program. It is conservatively estimated that the total of all incremental increases in property taxes over the term of the TIF District in 2016 dollars will be \$23,137,536. The estimated property tax increment is based on the full build out of the redevelopment project area, based on the phasing assumptions in Table 1, and will still be sufficient to cover the estimated costs in Table 2. However, as indicated immediately above, where there may be a shortfall with respect to incremental property taxes from redevelopment Site 1 and any debt service resulting from financing such redevelopment, the back-up SSA will serve to meet financing obligations.

The redevelopment project area may, in the future, be contiguous to, or separated only by a public right-of-way from, other Redevelopment Project Areas created under the Act. The City may utilize net incremental property taxes received from the redevelopment project area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous Redevelopment Project Areas or other project Areas separated only by a public right-of-way, and vice versa. The amount of revenue from the redevelopment project area, made available to support such contiguous Redevelopment Project Areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the redevelopment project area, shall not at any time exceed the total redevelopment project costs described in this Redevelopment Plan.

In the event that adequate funds are not available as anticipated from aforementioned sources, the City may utilize its taxing power to sustain the redevelopment projects or repay obligations issued in connection therewith, to be reimbursed over time, if possible, from tax increment revenues.

M. Nature and Term of Obligations to be Issued

The financial plan of this Redevelopment Plan is intended to establish a conservative public expenditure approach. Except where referenced below, wherever possible, revenues will be accumulated in the special tax allocation fund to pay for public purpose expenditures identified in this Redevelopment Plan; whenever practical, expenditures will be made on a cash basis. However, this method of financing shall not preclude the City from undertaking initiatives designed to stimulate appropriate private investment in the redevelopment project area.

As noted in Section IV, (E) and (F), reflected in Figure 4. “Redevelopment Plan – Phasing Concept, and as is presently is presently contemplated and represented in Table 2. “Estimated Project Costs”, the City of Batavia intends to issue General Obligation Bonds in support of a proposed redevelopment project planned for Phase I and at Redevelopment Site 1. As proposed, this multi-million dollar, mixed-use, residential/commercial project includes a two-tiered, public parking garage, surrounding streetscape and landscape improvements, as well as certain private redevelopment activities. Pursuant to the Act, such project activities may be funded by the use of tax increment revenues. Additionally, in accordance with state statutes, the City may issue either tax increment or general obligation bonds for a term not to exceed twenty (20) years in support of these activities. Consistent with the conservative nature of the financial plan for this Redevelopment Program, the highest priority for the issuance of either tax increment revenue or general obligations shall occur when the commitment is in place for private sector investment necessary to fund the amortization of such obligations.

All obligations are to be covered after issuance by projected and actual tax increment revenues, by special service area revenues and by such debt service reserved and sinking funds as may be provided by ordinance. Revenues not required for the retirement of obligations providing for reserves, sinking funds, and anticipated redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts in the redevelopment project area.

One or more issues of obligations may be sold at one or more times in order to implement this Plan, as now or hereafter amended, in accordance with law.

The City may, by ordinance, in addition to obligations secured by the special tax allocation fund provided by law, pledge for a period not greater than the term of the obligations any part or any combination of the following:

- Net revenues of all or part of a Redevelopment Project;
- Taxes levied and collected on any or all property in the municipality;
- The full faith and credit of the municipality;
- A mortgage on part or all of a Redevelopment Project; and
- Any other taxes or anticipated receipts that the municipality may lawfully pledge.

N. Equalized Assessed Valuation

Appendix B lists the most recent (2015) certified equalized assessed valuation of properties in the redevelopment project area by individual property tax identification (pin) number. The total 2015 certified equalized assessed valuation of the redevelopment project area is **\$346,076**.

Upon the completion of anticipated redevelopment projects it is estimated that the equalized assessed valuation of real property within the redevelopment project area will be in excess of **\$7,402,483**. This represents an approximate 2139% increase in the total equalized assessed valuation for the Washington-Wilson Redevelopment Project Area. This figure is based upon estimates of value for the anticipated redevelopment projects described in the Redevelopment Project Plan section of this report.

O. Prevailing Wage

Any public improvements must be completed in compliance with the Prevailing Wage Act 820 ILCS 130/.01 et seq. and in compliance with the requirements of the Illinois Wages of Employees on Public Works Act 820 ILCS 130/1-12, to the extent they are applicable.

P. Affirmative Action

The City of Batavia will require each private developer entering into an agreement with the City, in connection with development in the redevelopment project area, to utilize fair employment practices, including an affirmative action program.

Q. Payment in Lieu of Taxes

No payments in lieu of taxes are anticipated as part of the Redevelopment Plan and Program.

R. Provision for Amending the Redevelopment Plan and Program

The Redevelopment Plan and Program may be amended pursuant to provisions of the Act.

Section V. FINDINGS OF NEED FOR TAX INCREMENT FINANCING

On the basis of the *Washington-Wilson District TIF Eligibility Study* and this Redevelopment Plan and Program, the City Council of the City of Batavia, Illinois, can adopt the following findings pursuant to Section 11-74.4-3(n) of the Act.

A. Redevelopment Project Area Not Subject to Growth

The redevelopment project area on the whole has not been subject to appropriate growth and redevelopment through investment by private enterprise, and would not reasonably be anticipated to be developed consistent with City policies without adoption of this Redevelopment Plan. This finding is supported by the following additional findings.

The City finds that the Project Area on a whole has not achieved the type and extent of growth and redevelopment through investment by private enterprise as desired and planned by the City, based on the physical condition, vacancies, and the lag in growth in property values as follows:

1. As described in the Eligibility Study, the present condition of the subject area (e.g., the age of current buildings and structures, the relative state of deterioration of public and private buildings and properties, the predominant presence of structures below minimum code standards, excessive vacancies, lack of community planning as evidenced by incompatible land uses, access to and configuration of parcels) inhibits redevelopment potential and negatively impacts properties within and near the redevelopment project area. These conditions exist as a direct consequence of a lack of significant investment in the redevelopment project area which has resulted in parcels remaining either under-utilized or vacant. While each individual property may not exhibit all or any of these conditions, the redevelopment project area as a whole is characterized by a reasonable extent and meaningful distribution of this lack of investment.
2. The total Equalized Assessed Value (EAV) of the redevelopment project area has declined in three (3) of the past five (5) years and has also lagged behind the CPI index for four (4) of the last five (5) years. The redevelopment project area has not experienced appropriate growth in the tax base or shown evidence of significant private investment, which increases the value of properties in Washington-Wilson District and adjacent areas.

3. Over the last 25 years, the largest investment in the Project Area based on building permit history has been the construction of the public parking deck at 20 North River Street. No significant investment has occurred at any other property, either publicly owned or currently of formerly privately owned within the redevelopment project area in more than thirty years.
4. The continued presence of outdated, underutilized or vacant commercial, industrial and institutional buildings indicates that a significant portion of the redevelopment project area is under-performing, and the condition of these properties exerts a further drain upon the perception and vitality of the Washington-Wilson District, the downtown and more generally, the City of Batavia.

B. Conformance with the Comprehensive Plan of the City of Batavia

1. **Issues.** In the 2007 City of Batavia’s Comprehensive Plan, as amended in 2014, a number of specific issues are identified and directly relate to the future use of land in the City and particularly within the City’s historic downtown district. Four specific issues are listed below and are particularly pertinent when considering the applicability of Tax Increment Financing as a tool to stimulate positive change in the Project Area:
 - i. “The continued redevelopment of the downtown as a mixed-use area, with added residential, retail, entertainment and office uses a priority”;
 - ii. “The City has a shortage of higher density residential uses...and downtown living opportunities”;
 - iii. “[There are] limited public parking facilities (‘[especially] centralized public parking facilities’), aging utilities and the complex relationships between adjacent uses often require City government to play a larger role in the ongoing development and redevelopment of the downtown”;
 - iv. “The building stock of downtown Batavia, while unique in its character, is in some cases ill suited for contemporary downtown uses. Many buildings were designed for industrial purposes and many others do not meet current code requirements...All these sites have potential for development in downtown”.
2. **Goals and Policies.** The City’s Comprehensive Plan also provides specific goals and policies to address these issues, to include but not necessarily limited to:
 - i. “Use redevelopment tools, including tax increment financing, to encourage and shape downtown development”;
 - ii. “Require development projects to take advantage of views and access to the Fox River”;
 - iii. “Protect key retail properties from conversion to non-retail uses while allowing multi-tenant properties to house a healthy mix of uses”;
 - iv. “Raise the quality of new development through zoning, subdivision, design review and other tools;” and
 - v. “Locate higher density residential uses convenient to transit and employment centers”.

3. **Public-Private Investment Partnerships.** The amended Comprehensive Plan makes clear that successful economic development and redevelopment results from creating high quality land development and utility infrastructure, serving to both accommodate the needs of existing business enterprises, as well as make Batavia an attractive place for additional, new private investment. These two general goals complement the Plan's additional goal to encourage the City to "[form] effective partnerships with the private sector to stimulate redevelopment."
4. **Amended Comprehensive Plan supports the redevelopment of existing deteriorating and progressively obsolete areas within the City, such as above-described Washington-Wilson District.** Requiring development to pay for itself, insisting upon high standards in the design and construction of land development and public utilities, and encouraging private investment through public-private partnerships are all relevant planning policies in the consideration of whether or not to establish and, ultimately employ tax increment financing as a tool to foster the implementation of the Plan.
5. **Summary Conformance Statement.** This Redevelopment Plan and Program conforms to the City of Batavia's Comprehensive Plan Update (2014). The Comprehensive Plan identifies general land-uses which serve as a "starting point" for the planning of the redevelopment projects and public improvements discussed in this Redevelopment Plan and Program. Moreover, exploring Tax Increment Financing Districts is recommended in the Plan as an implementation tool for the development of projects in line with the vision for this area.

C. Date of Completion.

The estimated year of completion of the redevelopment projects is the year 2070, 23 years from the date of the adoption of the Washington-Wilson TIF District ordinance approving the Redevelopment Plan and Program

Section VI. FINANCIAL IMPACT OF REDEVELOPMENT

In the absence of City-sponsored redevelopment, it can be reasonably surmised that the factors qualifying this area as a conservation area will continue to exist and to spread, and that the redevelopment project area along with adjacent properties will become less attractive for maintaining and improving existing buildings and sites. Erosion of the assessed valuation of property in and outside of the redevelopment project area has already occurred, and could lead to further reductions of real estate tax revenue to all taxing districts.

Implementation of the Redevelopment Plan and Program is expected to have significant short and long-term positive financial impacts on all taxing districts affected by this Redevelopment Plan. In the short term, the City's use of tax increment financing can be expected to arrest the ongoing decline of existing assessed values in the redevelopment project area, thereby stabilizing the existing

tax base for local taxing agencies. In the long term, after the completion of all redevelopment improvements and activities, redevelopment projects, and the payment of all redevelopment project costs and municipal obligations, all taxing districts will benefit from the enhanced tax base which results from the increase in equalized assessed valuation caused by the implementation of this instant Redevelopment Plan and Program.

The following taxing districts cover the proposed redevelopment project area:

- City of Batavia
- Batavia Public School District 101
- Batavia Park District
- Waubensee College 516
- County of Kane
- Kane County Forest Preserve District
- Batavia Library District
- Batavia Township

- 1. Impact on the city of Batavia.** As a result of new development in the redevelopment project area, the City of Batavia may experience increased demand for services such as administrative, police, and fire protection. When compared to the population of the City, this represents a small marginal increase in residents and new development, such that the demand should not be so substantial on its own to warrant the hiring of additional employees or capital expenditures. Furthermore, the mixed-use and relatively dense development pattern planned for this urban infill area typically results in efficiencies in providing city services. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.
- 2. Impact on Batavia Public School District #101.** The consolidated Batavia School District consists of six elementary schools, one middle school, and one high school. New, higher density residential development is recommended in this Redevelopment Plan consistent with the City's long-range plans for the Washington-Wilson District, including multi-family residential buildings. Due to the downtown location of the Project Area redevelopment opportunity sites, the anticipated types of multiple family units, dwelling unit sizes and the anticipated school-age population, the impact on School District #101 is estimated to represent only a small, if not negligible increase in primarily the elementary student population of the District as a whole, and should not result in a significant financial impact overall. However, to address whatever potential impact on CUSD #101, the TIF Act, under subsection (q) "Redevelopment Project Costs", subsection (7.5), requires that if a redevelopment project results in increased attendance from a project that has received TIF assistance, CUSD #101 shall be paid, from the TIF fund, the increase cost in accordance with the method described in the Act. Therefore, no additional redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.
- 3. Impact on Batavia Park District.** The increased demands for recreational services resulting from the new residential development should have minimal impacts on Park District facilities, as the potential population increase would only account for a small percentage of the total population of the District. Furthermore, due to the expected demographic make-up of those persons residing in any TIF-assisted housing within the Project Area and that the existing Park District facilities located within the immediate neighboring area along and proximate to the Fox River in downtown Batavia already provide significant opportunities for open space and recreation benefiting the Project Area, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

- 4. Impact on Waubensee College 516.** Residential development is planned to occur within the redevelopment project area. Some of the residents of the planned new dwellings may seek educational opportunities at the College level. The impact will be incidental, as it is likely that, alternatively, many of these residents already reside in the Community College’s jurisdiction and/or will have already obtained post-secondary school education or training, will be gainfully occupied, or will represent an age cohort not typically seeking additional educational opportunities at the College level. Furthermore, the increase in population from redevelopment projects within the approximately 4.65-acre Project Area would represent only a small percentage of the total population served by Waubensee College 516. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.
- 5. Impacts on the County of Kane.** Residential development proposed in this Redevelopment Plan will generate a small number of new residents relative to the total population currently benefiting from programs and services provided by the County. It is also anticipated that much of the population residing in the Project Area will be already living in the County, and the increase in demand for services and financial impact upon the County will be marginal. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.
- 6. Impact on the Forest Preserve District of Kane County.** Residential redevelopment is encouraged in the redevelopment project area. Some of the residents of these new dwellings may seek recreational opportunities in Forest Preserve facilities. The impact on the Forest Preserve will be incidental as it is likely that most of these residents already reside in the jurisdiction of the Forest Preserve. Any increase in population represents will only a small percentage of the total population served. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.
- 7. Impact on Batavia Township.** Batavia Township is responsible for property assessments, and provides general assistance and limited social services. The Township Highway department provides maintenance and snow plowing of certain local roads. New residential and commercial development as recommended in the Redevelopment Plan for the Project Area represents only a small portion of the population served by Batavia Township, thus the expansion of township services are not anticipated to be required to serve new residents. Furthermore, the redevelopment project area does not contain Township roads, nor are new roads proposed that will require Township services. Therefore, there will be no direct impact from new development on the Batavia Township, and no direct mitigations are set forth in the Redevelopment Plan.
- 8. Impact on Batavia Library District.** Residential development is planned to occur within the redevelopment project area. Some of the residents of these new dwellings may already be residing locally and using Library facilities and services. It is anticipated that the impact will be incidental, as it is likely that most of these residents already reside in the Library District’s jurisdiction. To address the potential minor impact on the Batavia Library District, the TIF Act under subsection (q) “Redevelopment Project Costs”, subsection (7.7) requires that if a redevelopment project results in increased costs to the Library District attributable to TIF-assisted housing within the redevelopment project area, the District shall be paid, from the TIF fund, the increase cost in accordance with the method described in the Act. In any event, the likely increase in population would be only a small percentage of the total population served by the Library District. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

APPENDIX A

Washington-Wilson TIF Eligibility Study

APPENDIX B

Most Recent Certified Equalized Assessed Values (EAVs) For All Properties Located Within the Redevelopment Project Area

<u>Property By Parcel ID No.</u>	<u>Property By Common Address</u>	<u>2015 Certified Equalized Assessed Value</u>
12-22-276-009	111 E. Wilson St.	\$ 0
12-22-276-010	113 E. Wilson St.	\$ 43,850
12-22-276-011	115 E. Wilson St. (Vacant)	\$ 0
12-22-276-012	111 E. Wilson St. (Drive)	\$ 0
12-22-276-013	111 E. Wilson St. (Drive)	\$ 0
12-22-276-114	121 E. Wilson St.	\$ 27,820
12-22-276-023	133 E. Wilson St.	\$ 0
12-22-280-001	206 E. Wilson St.	<u>\$274,406</u>
TOTAL 2015 Certified EAV for Project Area		\$346,076