



CITY OF BATAVIA

JEFFERY D. SCHIELKE
Mayor

October 19, 2016

RE: Proposed Washington – Wilson Tax Increment Financing District #5

Dear Taxpayer, Resident, Property Owner or Registered Interested Party:

This letter serves as a public notice that the City Council of the City of Batavia will conduct a Public Hearing for the purpose of establishing a redevelopment project area within the corporate limits of Batavia. I would like to extend an offer of invitation to attend and be given an opportunity to be heard at the public hearing, if so desired. The time and place of the public meeting are as follows:

Time & Place: November 7, 2016, at 7:30 p.m.
City Hall, 100 North Island Avenue, Batavia, Illinois, Council Chambers, 1st floor

Project Area

Boundaries: The Project Area is generally located between River Street and Washington Avenue, and between State and East Wilson Street, 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.
(A map of this area is enclosed for your review)

The purposes of establishing a redevelopment project area include, but are not necessarily limited to the following:

- a. 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;
- b. Encourage mixed-use, residential/commercial developments, infilling otherwise underutilized properties with more efficient patterns of land use developments.
- c. 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.
- d. Coordinate Land Use and Transportation Planning.
- e. Enhance the marketability of vacant and underutilized properties and encourage private investment to strengthen the City's tax base.
- f. Create a safe and attractive pedestrian environment.
- g. Encourage public/private partnerships.

Tax Increment Financing, or TIF, is a tool state lawmakers gave local governments more than 30 years ago to help local governments improve or enhance area that need assistance or to jump start economically sluggish parts of town. With this tool, financially strapped local governments can make the improvements they need, like new roads or new sewers, and provide incentives to attract businesses or help existing businesses expand, without tapping into general funds or raising taxes.

A tax increment is the difference between the amount of property tax revenue generated before TIF district designation and the amount of property tax revenue generated after TIF designation. Establishment of a TIF does not reduce property tax revenues available to the overlapping taxing bodies. Property taxes collected on properties included in the TIF at the time of its designation continue to be distributed to the school districts, county, community college and all other taxing districts in the same manner as if the TIF did not exist. Only property taxes generated by the incremental increase in the value of these properties after that time are available for use by the TIF.

Inclusion of a parcel of property within a TIF district does not result in an increase in property taxes any more than otherwise.

Mr. Chris Aiston, Economic Development Consultant, will be the primary point of contact for interest parties and affected governmental bodies seeking additional information about the proposed redevelopment project area. In addition, Chris will be the point of contact to receive comments and suggestions from interested persons and affected governmental bodies regarding the redevelopment area. Should you have any questions, please feel free to contact Chris at (630) 454-2061 or e-mail at caiston@cityofbatavia.net. Thank you.

Sincerely,



Scott Buening, AICP
Community Development Director
City of Batavia