



CITY OF BATAVIA

JEFFERY D. SCHIELKE
Mayor

TIF Joint Review Board Annual Meeting
City Hall
June 23, 2021
Minutes

Attachment H

Meeting called to order at 10:02 am

Attendees present:

Scott Buening, City of Batavia
Laura Newman, City of Batavia
Anthony Isom, City of Batavia
Shannon Jarmusz, City of Batavia
Peggy Colby, City of Batavia
Tony Inglese, Batavia School District
Daniel Russo, Batavia Public Library
George H. Scheetz, Batavia Public Library
Darla Cardine, Waubonsee Community College
Shane Johnson, Batavia Park District
Jen Fox, Public At Large Member

I. Review of Agenda by Scott Buening. Attendance taken of all members present and the appointment of Jen Fox as Public At Large Member which was moved by Tony Inglese, Batavia School District and second by Shane Johnson, Batavia Park District. All other members present voted to approve appointment.

II. Review of Minutes from the June 2020 minutes and to make correction on spelling of a resident's name, moved to approve by Darla Cardine, Waubonsee Community College and second by Shane Johnson, Batavia Park District. Roll call to approve minutes was completed and all approved.

III. Review of TIF Balances from 2020 –discussed the Fund revenue balances in TIF 1,3,4 and 5 along with the expenditures that occurred during the year 2020.

IV. Current and Potential TIF Projects for 2020

TIF 1

Private Improvements

- 18 East Wilson St. (Former First State Bank) Comedy Vault – Interior and Exterior Renovations. This will be a Comedy Club in Downtown Batavia
\$25,000 TIF Grant (Buildout, purchase equipment and more)
\$75,000 Low Interest Loan
\$1,632 Façade Improvement Grant (repair 2nd story windows)
Total Remodel/Rehab project cost: \$250,000

TIF 3

Private Improvements

- 12 N River Street (Former Rivers Edge Bar and Grill) Sidecar Supper Club – Awning changes Downtown Signage Improvement Assistance
- 117 S Batavia Ave (Beardsgaard) – Painting and replacing rotten wood façade
Downtown Improvement Grant

TIF 4

Private Improvements

- Walnut St (TBA)
Owner has discussed potential Public-Private Investment for a 3-acre, total site redevelopment
\$TBD (any RDA would likely be through a pay-as-you-go TIF subsidy)

TIF 5

- One Washington Place Redevelopment
Land Acquisition, Demolition, Environmental Clean-Up
Public/Private Partnership (\$45M Total Investment)
\$16M Bond Issue (Reimbursing TIF-Eligible Costs)
350 Public Parking Spaces (2-Tiered Garage)
186 Apartments
14,180 SF Commercial Space
2,370 SF Office Space
Approved IEPA – approved SRP
- 206 E Wilson St (Former Marathon Gas Station)
Proposed Multi-Story, Mixed Use (Apts/Cmcl)
No zoning yet – TBD

*TIF 6 to replace TIF 5 in 2021

Board Comments: No comments

V. Review of the State comptroller report – Reports are to be distributed via email. Peggy Colby mentioned the information on the power point presentation is same information on report and that it could also be found on the Illinois Comptrollers website.

VI. Public comments – no attendees

VII. Adjournment – Motioned by Tony Inglese – Second by Shane Johnson

Respectfully Submitted,

Liz Perez
Recording Secretary