

**FY 2021
ANNUAL TAX INCREMENT FINANCE
REPORT**



**STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA**

Name of Municipality: **City of Batavia** Reporting Fiscal Year: **2021**
 County: Kane and DuPage Fiscal Year End: **12/31/2021**
 Unit Code: **045/015/30**

FY 2021 TIF Administrator Contact Information			
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First Name: <u>Peggy</u>	Last Name: <u>Colby</u>
Address: <u>100 North Island Avenue</u>	Title: <u>Finance Director</u>
Telephone: <u>630-454-2030</u>	City: <u>Batavia</u> Zip: <u>60510</u>
E-mail- required <u>Pcolby@cityofbatavia.net</u>	

I attest to the best of my knowledge, that this FY 2021 report of the redevelopment project area(s) in the City/Village of: <u>Batavia</u> is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]. <hr style="border: none; border-top: 1px solid black; margin-bottom: 5px;"/> <table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;">Written signature of TIF Administrator</td> <td style="width:50%; border: none;">Date</td> </tr> </table>		Written signature of TIF Administrator	Date
Written signature of TIF Administrator	Date		

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*

FILL OUT ONE FOR EACH TIF DISTRICT		
Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Near East Downtown Redevelopment District #6	1/4/2021	

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2021**

Name of Redevelopment Project Area (below):
Near East Downtown Redevelopment District #6

Primary Use of Redevelopment Project Area*:

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types:

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):
 Tax Increment Allocation Redevelopment Act x
 Industrial Jobs Recovery Law _____

Please utilize the information below to properly label the Attachments.

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (labeled Attachment A)	x	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (labeled Attachment B).		x
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		x
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D)	x	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E)	x	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F)	x	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G)	x	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H)		x
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	x	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).	x	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).	x	
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).	x	
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (labeled Attachment M)	x	

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))

Provide an analysis of the special tax allocation fund.

FY 2021

**Near East Downtown Redevelopment
District #6**

Special Tax Allocation Fund Balance at Beginning of Reporting Period

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment			0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
			0%

All Amount Deposited in Special Tax Allocation Fund

Cumulative Total Revenues/Cash Receipts

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

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD*

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

Previous Year Explanation:

SECTION 3.2 A

PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

SECTION 3.2 A

PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -

TOTAL ITEMIZED EXPENDITURES		\$ -
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SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FY 2021

TIF NAME:

Near East Downtown Redevelopment District

FUND BALANCE BY SOURCE

\$ -

Amount of Original Issuance	Amount Designated
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1. Description of Debt Obligations

Amount of Original Issuance	Amount Designated

Total Amount Designated for Obligations

\$	-	\$	-
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2. Description of Project Costs to be Paid

Amount of Original Issuance	Amount Designated

Total Amount Designated for Project Costs

\$ -

TOTAL AMOUNT DESIGNATED

\$ -

SURPLUS/(DEFICIT)

\$ -

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2021

TIF NAME:

Near East Downtown Redevelopment District #6

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X

Check here if no property was acquired by the Municipality within the Redevelopment Project Area.

Property Acquired by the Municipality Within the Redevelopment Project Area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (8):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 20 ILCS 620/4.7 (7)(F)

FY 2021

TIF Name: Near East Downtown Redevelopment District #6

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	X
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2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	
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2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	
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LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:			
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

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

Project 2*:

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

Project 3*:

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

Project 4*:

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

Project 5*:

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

Project 6*:

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

EXHIBIT A
NEAR EAST DOWNTOWN DISTRICT REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION

The legal description of the Project Area is as follows:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF VAN BUREN STREET WITH THE SOUTH LINE OF EAST WILSON STREET; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT ON THE NORTH LINE OF LOT 1 IN BLOCK 1 OF WILSON'S ADDITION TO BATAVIA THAT IS 45.6 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE CENTER OF A CONCRETE DRIVEWAY, 96.9 FEET; THENCE NORTH 89° 18' WEST, 16 FEET; THENCE SOUTH 0° 18' EAST, 101.8 FEET TO A POINT 66 FEET NORTH OF THE SOUTH LINE OF LOT 4 OF SAID BLOCK 1; THENCE NORTH 89° 30' EAST PARALLEL WITH THE SOUTH LINE OF LOT 4 AFORESAID, 25.4 FEET TO THE WEST LINE OF THE EAST 37 FEET OF SAID LOT 4; THENCE SOUTHERLY ALONG SAID WEST LINE, 60 FEET TO A POINT THAT IS 138 FEET NORTH OF THE NORTH LINE OF WEBSTER STREET; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, TO THE EAST LINE OF THE WEST 68 FEET OF SAID LOT 4; THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT 4 TO THE NORTH LINE OF THE SOUTH 66 FEET THEREOF; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF LOT 4 AFORESAID, 68 FEET TO THE WEST LINE THEREOF; THENCE SOUTHERLY ALONG SAID WEST LINE, 66 FEET TO THE SOUTHEAST CORNER OF LOT 3 IN SAID BLOCK 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 3 AND ITS WESTERLY EXTENSION TO THE WEST LINE OF WASHINGTON AVENUE; THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 2 OF SAID WILSON'S ADDITION TO BATAVIA; THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 1 AND 2 OF SAID BLOCK 2 TO THE NORTHEAST CORNER OF LOT 5 IN SAID BLOCK 2; THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 5 AND 8 IN SAID BLOCK 2 TO THE SOUTH LINE OF THE NORTH 31.25 FEET OF SAID LOT 8; THENCE WESTERLY ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION TO THE EAST LINE OF BLOCK 3 OF SAID WILSON'S ADDITION TO BATAVIA; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID BLOCK 3; THENCE NORTHEASTERLY TO THE SOUTHWESTERLY CORNER OF BLOCK 7 OF THE ORIGINAL TOWN OF BATAVIA EAST OF THE RIVER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 7 TO A SOUTHWEST CORNER OF LOT 1 OF ONE NORTH WASHINGTON PLACE CONSOLIDATION; THENCE NORTHERLY ALONG A WEST LINE OF SAID LOT 1 TO A CORNER THEREOF; THENCE WESTERLY ALONG A SOUTHERLY LINE OF SAID LOT 1 AND ITS WESTERLY EXTENSION TO THE WEST LINE OF RIVER STREET; THENCE NORTHERLY ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 3 IN BLOCK 5 OF SAID ORIGINAL TOWN OF BATAVIA; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 6 OF SAID ORIGINAL TOWN OF BATAVIA; THENCE CONTINUING SOUTHERLY ALONG THE EAST LINES OF LOTS 1, 2, 3 AND 4 OF SAID BLOCK 6 TO THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 6; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 6 AND ITS EASTERLY EXTENSION TO THE EAST LINE OF WASHINGTON STREET;

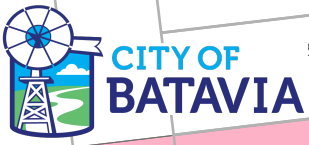
CITY OF BATAVIA, ILLINOIS, ORDINANCE 21-04

THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTHERLY 6 FEET OF LOT 1 IN BLOCK 8 OF SAID ORIGINAL TOWN OF BATAVIA; THENCE EASTERLY ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTH 6 FEET OF LOT 4 IN SAID BLOCK 8 TO THE EAST LINE THEREOF; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT THAT IS 85.21 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 2 IN BLOCK 8 OF JUDGE WILSON HEIRS ADDITION TO BATAVIA; THENCE EASTERLY ON A LINE THAT PASSES THROUGH A POINT THAT IS 194.6 FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK 8 OF JUDGE WILSON HEIRS ADDITION TO THE SAID EAST LINE OF VAN BUREN STREET; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING, ALL IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS.

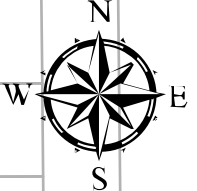
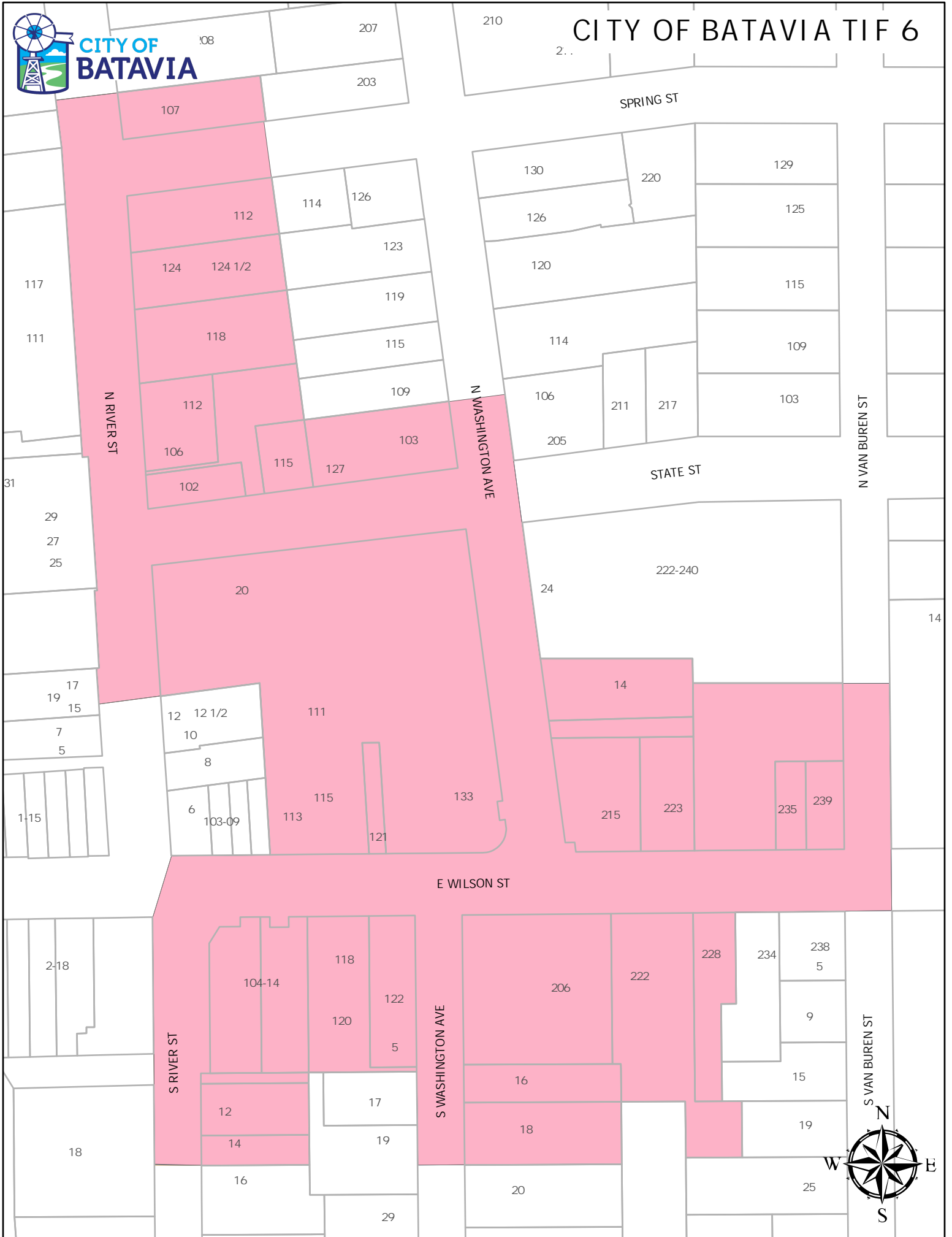
THAT PART OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 9 OF THE ORIGINAL TOWN OF BATAVIA, KANE COUNTY, ILLINOIS; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF WASHINGTON AVENUE TO THE NORTHERLY 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 12.27 ACRES, MORE OR LESS. CONTAINING 12.27 ACRES, MORE OR LESS, and comprised of the following land parcels:

12-22-230-004	12-22-276-026	12-22-279-008
12-22-233-001	12-22-277-002	12-22-279-009
12-22-233-002	12-22-277-004	12-22-279-010
12-22-233-003	12-22-277-011	12-22-279-020
12-22-233-006	12-22-277-012	12-22-279-021
12-22-233-007	12-22-277-013	12-22-280-001
12-22-233-014	12-22-277-017	12-22-280-003
12-22-233-017	12-22-277-018	12-22-280-006
12-22-233-020	12-22-279-005	12-22-280-007
12-22-276-025	12-22-279-006	12-22-280-022



CITY OF BATAVIA TIF 6





June 15, 2022

Director of Local Government
Office of the Illinois Comptroller
Suite 15-500 100 W. Randolph Street
Chicago, IL 60601

RE: 2021 Annual TIF #6

To whom it may concern:

On behalf of the City of Batavia, I hereby certify that our community has complied with all the requirements of the Tax Increment Allocation Redevelopment Act, during the preceding fiscal year for the Downtown TIF District. Enclosed you will find all the required documentation your office has requested to verify our compliance with the terms of the Act.

Please contact Finance Director Peggy Colby at (630)454-2030 if you have any questions or need additional information to evaluate our submittal. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Jeffrey D. Schielke".

Jeffery D. Schielke

Mayor

Attachment B