

**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):
Batavia Riverfront TIF District #3

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
 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

Batavia Riverfront TIF District #3

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 728,222

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	\$ 441,596	\$ 5,250,754	99%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 669	\$ 50,464	1%
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 \$ 442,265

Cumulative Total Revenues/Cash Receipts \$ 5,301,218 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 83,246

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 83,246

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 359,019

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 1,087,241

* 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 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		\$ 83,246
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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:

Batavia Riverfront TIF District #3

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: Batavia Riverfront TIF District #3

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. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
---	--

2. The Municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	x
---	---

2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	6
--	---

LIST <u>ALL</u> 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)	\$ 6,199,000	\$ -	\$ 1,000,000
Public Investment Undertaken	\$ 3,362,628	\$ 65,000	\$ 592,000
Ratio of Private/Public Investment	1 27/32		1 51/74

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: River Street Streetscape

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,193,142		
Ratio of Private/Public Investment	0		0

Project 2*: Wilson Street Streetscape

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 540,498		
Ratio of Private/Public Investment	0		0

Project 3*: Houston Street Streetscape

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 244,468		
Ratio of Private/Public Investment	0		0

Project 4*: Walgreens Relocation

Private Investment Undertaken (See Instructions)	\$ 5,000,000		
Public Investment Undertaken	\$ 775,000	\$ 65,000	\$ 260,000
Ratio of Private/Public Investment	6 14/31		0

Project 5*: Private Building Improvements

Private Investment Undertaken (See Instructions)	\$ 1,199,000		\$ 1,000,000
Public Investment Undertaken	\$ 192,792		\$ 332,000
Ratio of Private/Public Investment	6 16/73		3 1/83

Project 6*: One Washington Place

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 416,728		
Ratio of Private/Public Investment	0		0

LEGAL DESCRIPTION

TIF DISTRICT NUMBER THREE DESCRIPTION

THAT PART OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WILSON STREET WITH THE WEST LINE OF BATAVIA AVENUE (ILLINOIS ROUTE 31); THENCE EASTERLY ALONG THE NORTH LINE OF WILSON STREET TO THE WEST LINE OF WATER STREET; THENCE SOUTHERLY ALONG THE WEST LINE OF WATER STREET TO THE SOUTH LINE OF 1ST STREET; THENCE WESTERLY ALONG THE SOUTH LINE OF 1ST STREET TO THE AFOREMENTIONED WEST LINE OF BATAVIA AVENUE; THENCE NORTHERLY ALONG THE WEST LINE OF BATAVIA AVENUE TO A POINT THAT IS 169 FEET NORTHERLY OF THE NORTH LINE OF 1ST STREET (AS MEASURED ALONG THE WEST LINE OF BATAVIA AVENUE); THENCE WESTERLY, 310 FEET PARALLEL WITH THE NORTH LINE OF 1ST STREET; THENCE SOUTHERLY 80 FEET PARALLEL WITH THE WEST LINE OF BATAVIA AVENUE; THENCE WESTERLY, 98 FEET PARALLEL WITH THE NORTH LINE OF 1ST STREET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF BATAVIA AVENUE TO THE NORTH LINE OF 1ST STREET; THENCE EASTERLY, 98 FEET ALONG THE NORTH LINE OF 1ST STREET; THENCE SOUTHERLY, 228 FEET PARALLEL WITH THE WEST LINE OF BATAVIA AVENUE; THENCE WESTERLY, 100 FEET PARALLEL WITH THE SOUTH LINE OF 1ST STREET; THENCE SOUTHERLY, 104 FEET PARALLEL WITH THE WEST LINE OF BATAVIA AVENUE; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF 1ST STREET TO A LINE THAT IS PARALLEL WITH LINCOLN STREET, DRAWN FROM A POINT ON THE NORTH LINE OF MAIN STREET THAT IS 270 FEET EAST OF THE EAST LINE OF LINCOLN STREET (AS MEASURED ALONG THE NORTH LINE OF MAIN STREET); THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO THE SOUTH LINE OF MAIN STREET; THENCE EASTERLY ALONG THE SOUTH LINE OF MAIN STREET TO THE WEST LINE OF WATER STREET; THENCE SOUTHERLY ALONG THE WEST LINE OF WATER STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN THE ASSESSOR'S THIRD ADDITION TO BATAVIA; THENCE EASTERLY ALONG SAID LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTHERLY, 324 FEET ; THENCE EASTERLY, 90 FEET; THENCE SOUTHERLY TO THE NORTH LINE OF UNION AVENUE; THENCE EASTERLY ALONG THE NORTH LINE OF UNION AVENUE AND THE EXTENSION THEREOF TO THE WEST LINE OF OWNER'S SUBDIVISION OF PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID

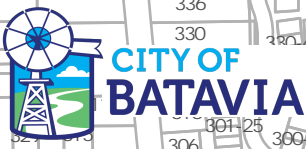
SUBDIVISION; THENCE EASTERLY, 222.64 FEET ALONG SAID SOUTHERLY LINE; THENCE NORTHEASTERLY AND NORTHERLY THRU THE FOX RIVER AND ALONG THE EAST BANK OF ISLAND PARK TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LAUREL STREET; THENCE EASTERLY ALONG SAID EXTENDED LINE TO THE EAST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG SAID EAST BANK TO THE SOUTH LINE OF OUTLOT 3 IN D. K. TOWN'S SECOND ADDITION TO BATAVIA; THENCE EASTERLY ALONG SAID SOUTH LINE, THE EASTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF OUTLOT 4 IN SAID SUBDIVISION TO THE WEST LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE NORTHERLY, 422.4 FEET, MORE OR LESS, ALONG SAID WEST LINE TO THE SOUTH LINE OF BLOCK 13 IN D. K. TOWN'S SECOND ADDITION TO BATAVIA; THENCE WESTERLY ALONG SAID SOUTH LINE, THE WESTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE BLOCK 14 IN SAID SUBDIVISION TO THE EAST LINE OF RIVER STREET (ILLINOIS ROUTE 25); THENCE NORTHERLY ALONG THE EAST LINE OF RIVER STREET TO THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 5 IN WILSON'S ADDITION TO BATAVIA; THENCE EASTERLY AND NORTHERLY ALONG THE SOUTH AND EAST LINE OF SAID LOT 2 IN BLOCK 5 TO THE SOUTH LINE OF WEBSTER STREET; THENCE EASTERLY ALONG THE SOUTH LINE OF WEBSTER STREET TO A POINT THAT IS 165 FEET EASTERLY OF THE EAST LINE OF WASHINGTON AVENUE (AS MEASURED ALONG THE SOUTH LINE OF WEBSTER STREET); THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF WASHINGTON AVENUE TO THE NORTH LINE OF ADAMS STREET; THENCE EASTERLY, 118 FEET ALONG THE NORTH LINE OF ADAMS STREET; THENCE NORTHERLY, 60 FEET; THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF ADAMS STREET TO THE WEST LINE OF VAN BUREN STREET; THENCE EASTERLY ALONG THE WEST EXTENSION OF THE NORTH LINE OF LOT 5 IN BLOCK 12 OF WILSON HEIR'S ADDITION SUBDIVISION, ALONG THE NORTH LINE OF SAID LOT 5 IN BLOCK 12, ALONG THE NORTH LINE OF LOT 2 IN BLOCK 12 IN SAID SUBDIVISION AND ALONG THE EASTERLY EXTENSION OF LOT 2 IN BLOCK 12 TO THE EAST LINE OF PRAIRIE STREET; THENCE NORTHERLY ALONG THE EAST LINE OF PRAIRIE STREET TO THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY TO THE WEST LINE OF LOT 4 IN F. C. SNOW'S SUBDIVISION; THENCE SOUTHERLY, EASTERLY AND NORTHERLY ALONG THE WEST AND SOUTH LINE OF SAID LOT 4 AND ALONG THE SOUTH AND EAST LINE OF LOT 3 IN SAID SUBDIVISION AND ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 3 TO THE SOUTHERLY LINE OF THE AFOREMENTIONED RAILROAD RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RAILROAD RIGHT OF WAY TO THE NORTHERLY MOST CORNER OF LOT 2 IN BLOCK 13 IN WILSON HEIR'S ADDITION SUBDIVISION; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 10 IN WILSON HEIR'S ADDITION SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 9, 8, 7, 6 AND 4 IN

BLOCK 10 OF SAID SUBDIVISION TO THE EAST LINE OF PRAIRIE STREET; THENCE NORTHERLY ALONG THE EAST LINE OF PRAIRIE STREET TO THE NORTH LINE OF STATE STREET; THENCE WESTERLY ALONG THE NORTH LINE OF STATE STREET TO THE SOUTHWEST CORNER OF LOT 6 IN BLOCK 6 IN THE ORIGINAL TOWN OF BATAVIA, EAST OF THE RIVER; THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF STATE STREET THAT IS 150 FEET WEST OF THE WEST LINE OF WASHINGTON AVENUE (AS MEASURED ALONG THE SOUTH LINE OF STATE STREET); THENCE SOUTHERLY TO A POINT ON THE NORTH LINE OF WILSON STREET THAT IS 180 FEET EAST OF THE EAST LINE OF RIVER STREET, ILLINOIS ROUTE 25 (AS MEASURED ALONG THE NORTH LINE OF WILSON STREET); THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF WILSON STREET THAT IS 49.5 FEET WEST OF THE WEST LINE OF WASHINGTON AVENUE (AS MEASURED ALONG THE SOUTH LINE OF WILSON STREET); THENCE WESTERLY ALONG THE SOUTH LINE OF WILSON STREET TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK 2 OF WILSON'S ADDITION TO BATAVIA SUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 3 IN BLOCK 2 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 2 OF WILSON'S ADDITION TO BATAVIA SUBDIVISION TO THE EAST LINE OF RIVER STREET (ILLINOIS ROUTE 25); THENCE SOUTHERLY ALONG THE EAST LINE OF RIVER STREET TO THE SOUTH LINE OF WEBSTER STREET; THENCE WESTERLY ALONG THE SOUTH LINE OF WEBSTER STREET AND THE EXTENSION THEREOF TO THE WEST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG THE WEST BANK OF THE FOX RIVER TO THE SOUTH LINE OF MAIN STREET; THENCE WESTERLY ALONG THE SOUTH LINE OF MAIN STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF ISLAND AVENUE (SHUMAY AVENUE); THENCE NORTHERLY ALONG THE WEST LINE OF ISLAND AVENUE TO THE NORTH LINE OF WILSON STREET; THENCE EASTERLY ALONG THE NORTH LINE OF WILSON STREET TO THE EAST BANK OF THE FOX RIVER; THENCE NORTHERLY ALONG THE EAST BANK OF THE FOX RIVER TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF HOUSTON STREET; THENCE WESTERLY ALONG SAID EXTENDED LINE AND ALONG THE SOUTH LINE OF HOUSTON STREET TO A POINT THAT IS 132 FEET EAST OF THE EAST LINE OF BATAVIA AVENUE, ILLINOIS ROUTE 31 (AS MEASURED ALONG THE SOUTH LINE OF HOUSTON STREET); THENCE NORTHERLY PARALLEL WITH BATAVIA AVENUE TO A POINT THAT IS 132 NORTHERLY OF THE NORTH LINE OF HOUSTON STREET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF HOUSTON STREET TO THE WEST LINE OF BATAVIA AVENUE; THENCE SOUTHERLY ALONG THE WEST LINE OF BATAVIA AVENUE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS

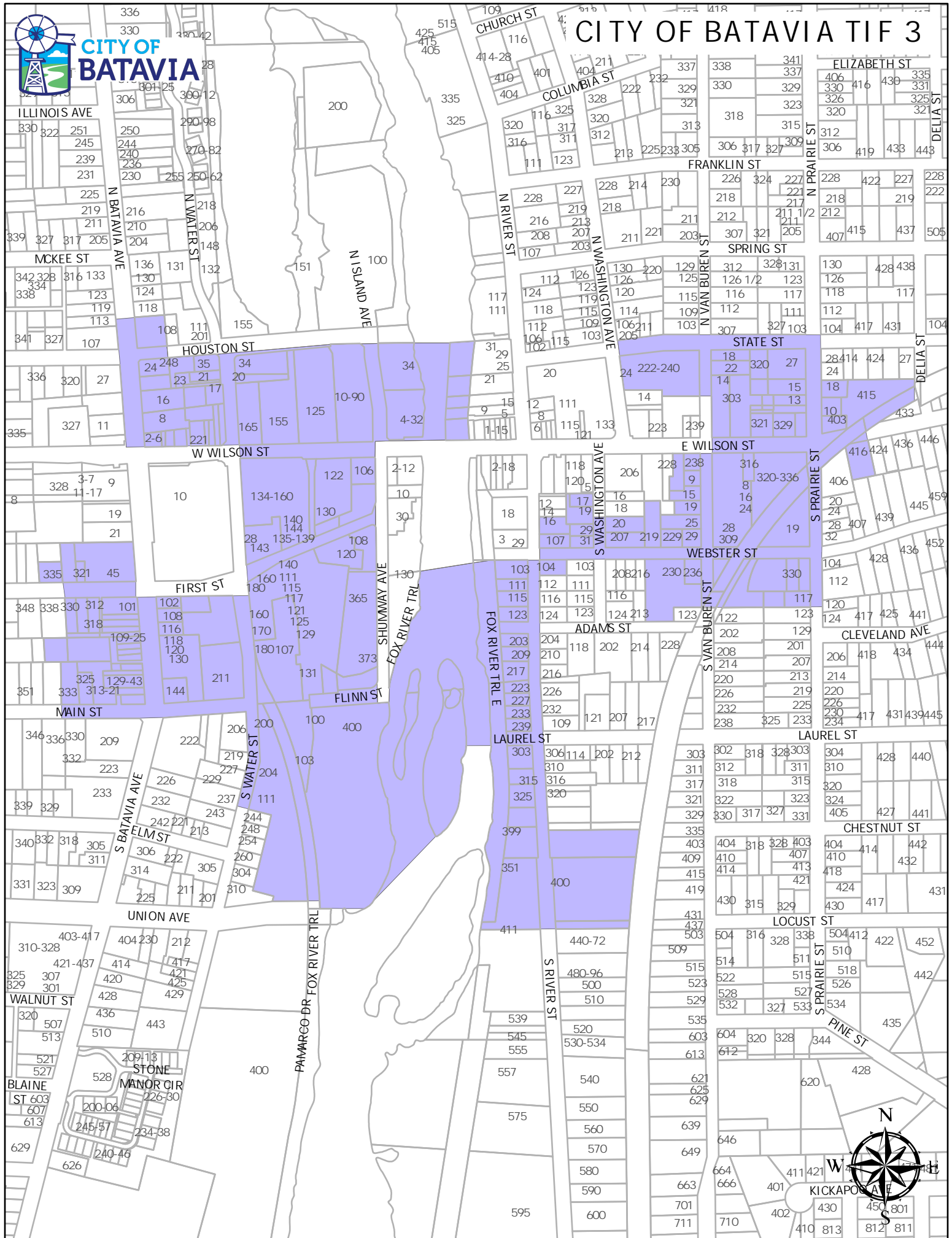
STREET LOCATION

The Project Area contains approximately one-hundred three (103) acres.

The Project Area is generally bound on the East side of the Fox River by Delia Street and Prairie Street on the East, the Fox River on the West, State Street on the North, and Adams Street and Locust Street on the South. West of the Fox River, the Project Area is bound by the Fox River on the East, Batavia Avenue and Lincoln Street to the West, Houston Street on the North, and Main Street and Union Avenue on the South. The East and West portions of the Project Area are connected by a bridge that crosses the Fox River at Wilson Street.



CITY OF BATAVIA TIF 3





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 #3

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 "Jeffery D. Schielke". The signature is written in a cursive style with a blue highlight effect.

Jeffery D. Schielke

Mayor

Attachment B

Attachment D

TIF District #1

- 15 E. Wilson: On September 7, 2021, Ware Equity Partners, received approval for a Downtown Improvement Grant in the amount of \$22,734 for a new fire protection system. (21-086-R). The reimbursement request has not yet been made.

Note: In early 2022, the owner informed the City that the costs ran over and a request to increase the grant to the maximum possible award of \$25,000 was approved on March 21, 2022 (Amended 21-086-R).

- 109 E. Wilson: On November 8, 2021, Haylie B's Bakery, received approval for a Sign Grant in the maximum amount of \$1,000 (21-106-R).

Note: Grant will be paid in 2022. Final receipts estimate final award to be \$725.

- 18 E. Wilson: On January 7, 2021, Comedy Vault received approval for a TIF Grant in the amount of \$25,000 and a loan of \$75,000. City Council approved Ordinance 21-08 which authorizes the execution of a TIF Redevelopment Agreement with Comedy Vault.
- 18 E. Wilson: On March 10, 2021, Marco Limited Partnership (Michael Marconi) received approval for a TIF Grant in the amount of \$25,000 and a loan of \$75,000. City Council approved Ordinance 21-22 which authorizes the execution of a TIF Redevelopment Agreement with Marco Limited Partnership for fire suppression system and building improvements.
- 40 N. Island Ave: On April 20, 2021, Ziggy's Nail Spa received approval for a Sign Grant in the maximum amount of \$1,000 Resolution 21-036-R.
- A water service was installed at 18 E Wilson due to insufficient fire suppression service.
- 2022 plans are to continue to encourage growth and development in TIF #1 district, to include but not limited to, seeking development proposals through RFP for the 1.6 acre Larson-Becker site on the east bank of the Fox River, retenanting vacant commercial space such as 31 N. River St., and supporting businesses that are soon to open such as Pal Joey's and Mirus with possible TIF grant opportunities for eligible improvements.

CITY OF BATAVIA, ILLINOIS

TAX INCREMENT FINANCING DISTRICT
TIF DISTRICT #3

REPORT ON COMPLIANCE
WITH PUBLIC ACT 85-1142

For the Year Ended December 31, 2021

CITY OF BATAVIA ILLINOIS
TAX INCREMENT FINANCING DISTRICT
TIF DISTRICT #3
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Naperville, IL 60563
630.566.8400

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INDEPENDENT ACCOUNTANT'S REPORT

The Honorable Mayor
Members of the City Council
City of Batavia, Illinois

We have examined management's assertion, included in its representation letter dated May 31, 2022 that the City of Batavia, Illinois (the City) complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2021. Management is responsible for the City's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the City of Batavia's compliance with the specified requirements.

In our opinion, management's assertion that the City of Batavia, Illinois complied with the aforementioned requirements for the year ended December 31, 2021 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Mayor, the City Council, management of the City, Illinois State Comptroller's Office and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

Sikich LLP

Naperville, Illinois
May 31, 2022

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Naperville, IL 60563
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INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

The Honorable Mayor
Members of the City Council
City of Batavia, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Batavia, Illinois (the City) as of and for the year ended December 31, 2021, and the notes to financial statements, which collectively comprise the basic financial statements of the City, and have issued our report thereon dated May 31, 2022, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole. The supplementary information (schedule of revenues, expenditures, and changes in fund balance and balance sheet for the Tax Increment Financing (TIF) District #3) is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

SiKich LLP

Naperville, Illinois
May 31, 2022

SUPPLEMENTARY INFORMATION

CITY OF BATAVIA, ILLINOIS

**BALANCE SHEET
TAX INCREMENT FINANCING #3**

December 31, 2021

	<u>Tax Increment Financing #3</u>
ASSETS	
Cash and Investments	\$ 1,090,673
Receivables	
Property Taxes	<u>412,787</u>
TOTAL ASSETS	<u>\$ 1,503,460</u>
LIABILITIES	
Accounts payable	<u>\$ 3,432</u>
Total Liabilities	<u>3,432</u>
DEFERRED INFLOWS OF RESOURCES	
Unavailable Property Tax Revenue	<u>412,787</u>
Total Deferred Inflows of Resources	<u>412,787</u>
FUND BALANCES	
Restricted	
Economic Development	<u>1,087,241</u>
Total Fund Balances	<u>1,087,241</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 1,503,460</u>

(See independent auditor's report.)

CITY OF BATAVIA, ILLINOIS

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
TAX INCREMENT FINANCING #3**

For the Year Ended December 31, 2021

	<u>Tax Increment Financing #3</u>
REVENUES	
Taxes	
Property Taxes	\$ 441,596
Investment Income	<u>669</u>
Total Revenues	<u>442,265</u>
EXPENDITURES	
Capital Outlay	<u>83,246</u>
Total Expenditures	<u>83,246</u>
NET CHANGE IN FUND BALANCES	359,019
FUND BALANCES, JANUARY 1	<u>728,222</u>
FUND BALANCES, DECEMBER 31	<u><u>\$ 1,087,241</u></u>

(See independent auditor's report.)

1415 West Diehl Road, Suite 400
Naperville, IL 60563
630.566.8400

Attachment L

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INDEPENDENT ACCOUNTANT'S REPORT

The Honorable Mayor
Members of the City Council
City of Batavia, Illinois

We have examined management's assertion, included in its representation letter dated May 31, 2022 that the City of Batavia, Illinois (the City) complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2021. Management is responsible for the City's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the City of Batavia's compliance with the specified requirements.

In our opinion, management's assertion that the City of Batavia, Illinois complied with the aforementioned requirements for the year ended December 31, 2021 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Mayor, the City Council, management of the City, Illinois State Comptroller's Office and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

Sikich LLP

Naperville, Illinois
May 31, 2022