



**TIF Joint Review Board Annual Meeting  
Batavia Public Library  
June 23, 2022**

**Minutes**

Meeting called to order at 2:04 p.m.

**Attendees Present:**

Scott Buening, City of Batavia  
Anthony Isom, City of Batavia  
Shannon Jarmusz, City of Batavia  
Peggy Colby, City of Batavia  
Drew Rackow, City of Batavia  
Tony Inglese, Batavia School District  
Daniel Russo, Batavia Public Library  
Darla Essaliah, Waubensee Community College  
Brent Strumpf, Batavia Park District  
Jeff Albertson, Public At Large Member

**I.** Review of Agenda by Scott Buening. Roll Call taken of all members present.

**II.** Appointment of Jeff Albertson as Public at Large Member which was moved by Scott Buening, City of Batavia and seconded by Darla Essaliah, Waubensee Community College. All other members present voted to approve appointment.

**III.** Review Minutes from the June 23, 2021, Meeting, which was moved by Tony Inglese, Batavia School District, and seconded by Daniel Russo, Batavia Public Library. All members present voted to approve minutes from the meeting.

**IV.** Review of TIF Balances from 2021 – discussed the Fund revenue balances in TIF 1,3,4,5 and 6 and the expenditures that occurred during the year 2021. TIF 1 is set to expire in 2024. TIF 4 Revenue should be \$68,993 not \$59,235. TIF 5 was dissolved in 2021 and replaced with TIF 6.

**V.** Current or Potential TIF Projects for 2022

### TIF 1:

#### Private Improvements

- 15 E. Wilson St. (Mirus/Ware Equity Partners) – DIP grant for fire protection system
- 18 E. Wilson St. (Comedy Vault comedy club) – Grant and loan package for interior/exterior renovations
- 109 E. Wilson St. (Haylie B's Bakery) – Sign Grant
- Work with property owners, brokers, and potential new business operators to re-tenant vacant commercial spaces

#### Public Properties

- Ongoing plans to continue to encourage growth and development projects for City owned sites through RFP process and brokerage agreement, along with

### TIF 3:

#### Private Improvements

- 117-119 S. Batavia Ave (Beardsgaard) – DIP grant for façade restoration
- 20 N. Island Ave. (Craft and Smoke) – Sign Grant
- 40 N. Island Ave. (Ziggy's Nail Spa) – Sign Grant
- Ongoing plans to continue to encourage growth and development projects along with working with property owners, brokers, and potential new business operators to re-tenant vacant commercial spaces.

### TIF 4:

#### Private Improvements

- 117 S. Mallory St. – Property Appraisal
- Walnut Street – Owner has discussed potential Public-Private investment for a 3-acre, total site redevelopment with roadway improvements; \$TBD (any RDA would likely be through a pay-as-you-go TIF subsidy)

### TIF 6:

#### Private Improvements

- 206 E. Wilson St. (Former Marathon Gas Station)
- Work with property owners, brokers, and potential new business operators to re-tenant vacant commercial spaces

#### Public Properties

- Marketing City owned future redevelopment sites through Requests for Proposals due July 22, 2022

### Board Comments:

Darla Essaliah, Waubensee Community College asked if 2024 is the last levy year for TIF 1. Peggy Colby, City of Batavia, replied that 2024 is the last collection year, not levy year and she will follow up with an email and send a letter in the actual year, which is required by law.

Scott Buening, City of Batavia, said that with TIF 1 expiring soon, the City Council will be having internal discussions on what to do with TIF incentives for this area.

**VI.** Review of State Comptroller Report – This is the last one that includes TIF 5. Reports are distributed via email.

**VII.** Public Comments – No attendees

**VIII.** Adjournment – Motioned by Tony Inglese, Batavia School District and Seconded by Darla Essaliah, Waubensee Community College. Meeting adjourned at 2:20 p.m.

Respectfully Submitted,

Karen Morley  
Recording Secretary