

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2022

Name of Redevelopment Project Area:

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 <u> x </u> Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, 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). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (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 (labeled Attachment J).	x	
An analysis prepared by a financial advisor or underwriter, <u>chosen by the municipality</u> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and <u>actual debt service</u> . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (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	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	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)]

FY 2022

Name of Redevelopment Project Area:

Near East Downtown Redevelopment District #6

Provide an analysis of the special tax allocation fund.

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	\$ 7,412		0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 34		0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund \$ 7,446

Cumulative Total Revenues/Cash Receipts \$ - 0%

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 \$ 7,446

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 7,446

* 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 [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]

FY 2022

Name of Redevelopment Project Area:

Near East Downtown Redevelopment District #6

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
		\$ -
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construction of public works or improvements.		
		\$ -

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		\$ -

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2022

Name of Redevelopment Project Area:

Near East Downtown Redevelopment District #6

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

FUND BALANCE BY SOURCE \$ 7,446

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

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) \$ 7,446

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

FY 2022

Name of Redevelopment Project Area:

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

Indicate an 'X' if no property was 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:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2022

Name of Redevelopment Project Area:

Near East Downtown Redevelopment District #6

PAGE 1

Page 1 MUST 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
--	---

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

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

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 1 Name:

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

Project 2 Name:

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

Project 3 Name:

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

Project 4 Name:

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

Project 5 Name:

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

Project 6 Name:

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

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))

FY 2022

Name of Redevelopment Project Area:

Near East Downtown Redevelopment District #6

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement	The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

The amount of increment projected to be created at the time of approval of the redevelopment agreement	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, if any:

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area:

Near East Downtown Redevelopment District #6

Provide a general description of the redevelopment project area using only major boundaries.

In the north east area of downtown Batavia along Van Buren, River, Wilson and Washington Avenue to Spring Street.

Optional Documents	Enclosed
Legal description of redevelopment project area	X
Map of District	X

**TIF #6 - NEAR EAST DOWNTOWN DISTRICT REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION**

The legal description of the Project Area is as follows:

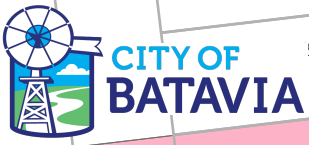
THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF VAN BUREN STREET WITH THE SOUTH LINE OF EAST WILSON STREET; THENCE WESTERLY ALONG SAID SOUTH LINE 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;

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.

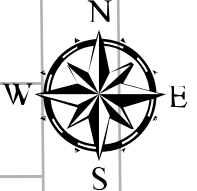
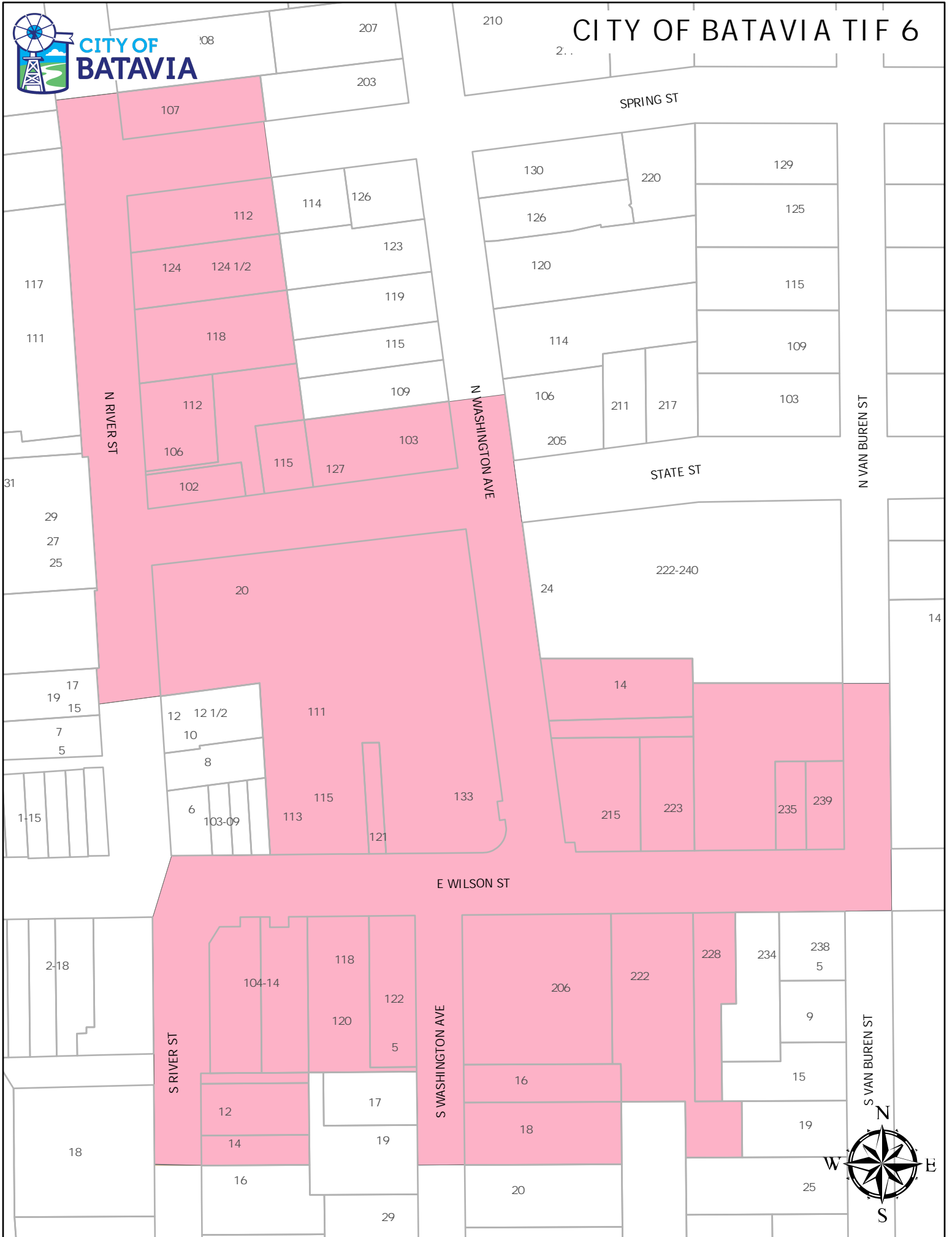
THAT PART OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 9 OF THE ORIGINAL TOWN OF BATAVIA, KANE COUNTY, ILLINOIS; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF WASHINGTON AVENUE TO THE NORTHERLY 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 02, 2023

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

RE: 2022 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.

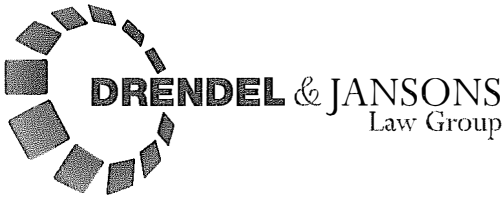
Sincerely,

A handwritten signature in black ink that reads "Jeffery D. Schielke". The signature is written in a cursive style with a large, prominent "J" and "S".

Jeffery D. Schielke

Mayor

Attachment B



ATTORNEYS AT LAW
Kevin G. Drendel
Carolyn D. Jansons
Roman J. Seckel
Mark D. Brent
Lawrence W. Lobb
Edward J. Boula, III

Attachment C

June 20, 2023

OF COUNSEL
Gilbert X. Drendel, Jr.

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

RE: Opinion Letter - TIF #6 Near East Downtown Redevelopment District 2021 Audit
Year

Dear Director:

You have requested a legal opinion from me, as the general counsel for the City of Batavia, as to the actions taken by the City in connection with the Near East Downtown Redevelopment Project and Near East Downtown Redevelopment Area (Batavia TIF #6) 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, 2022 (hereinafter referred to as the "Act").

In response to your request, I have reviewed the Ordinances passed by the corporate authorities of the City approving the redevelopment project area, approving a redevelopment plan and adopting tax increment financing allocations, as well as the subsequent ordinances and resolutions passed by the City relating to various redevelopment projects within the area and ongoing compliance with the provisions of the Act. I have also reviewed the representations and certifications by the City and the documentation provided by the City in the Annual Tax Increment Finance Report. I have seen the agenda and notice for the Joint Review Board annual meeting that is to be held June 20, 2023, but I have not seen the minutes.

Based upon my review of the foregoing documents, representations, information and plans, it is my opinion that the City of Batavia has satisfied, and is in compliance with, the requirements and provisions Subsection (q) of Section 11-74.4-3 of the Act during the fiscal year 2022. This opinion is made pursuant to the Act. (65 ILCS 5/11-74.4-5(d) (4) and 5/11-74.6-22(d)(7)).

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

DRENDEL & JANSONS LAW GROUP

A handwritten signature in black ink, appearing to read "Roman J. Seckel", written over a horizontal line.

Roman J. Seckel

RJS

Mailing Address

111 Flinn Street
Batavia, IL 60510
Phone: 630.406.5440
Fax: 630.406.6179

■ www.batavialaw.com ■
■ www.ilfamilylaw.com ■
■ www.ndillinoisbankruptcy.com ■
■ www.FoxValleyEstatePlanning.com ■

2000 W. Galena Blvd., Ste 204
Aurora, IL 60506
Phone: 630.897.5957
Fax: 630.406.6179

Attachment D

The City of Batavia makes every effort to utilize Tax Increment Financing (TIF funds in the most economical manner all while attempting to prioritize our spending efficiently.

TIF #6

- The TIF was formed in 2021 with the first collection in 2022. Minimal funds were collected and therefore no projects were undertaken in 2022.
- The city would like to see the vacant land in TIF 6 developed and will work on that goal. There are other properties in TIF 6 that could also apply for grants and another vacant site that could be developed. Since the TIF is very new, there are still many years for potential development.