

City of Batavia  
Request for “Set Aside” Waiver and  
Proposal to Make District Whole  
TIF 4 and Proposed TIF 5

**A Presentation to the  
Batavia Public School District 101  
Board of Education**

May 24, 2016

Christopher Aiston  
Economic Development Consultant for the City of Batavia

# TIF 4 (“West Town”)

## Tax Increment Financing District

Designated: January, 2016

Size: 26 Acres/86 Parcels

Objectives:

1. Eliminate Blighted Conditions and Convert Land Use (Amortize Misc. Industrial Uses)
2. Low to Medium Density Residential (3.5 – 8 Du/AC)
3. Establish Neighborhood Commercial Mixed Uses

Redevelopment Build-Out: 15+/- Years (Est.)

Change in Dist. EAV: Increase from \$3.6M to \$26M (Est.)

Increase in Property Taxes over TIF Term: \$27.7M (Est.)



**CONCEPTUAL LAND  
USE PLAN**



**REDEVELOPMENT PLAN  
PHASING CONCEPT**



# Proposed TIF 5



# Possible Components of Proposed TIF 5

- Public Parking
- Street-Level Commercial Space
- Above Street-Level Multi-Family Residential  
Downtown, Studio, One and Two Bedroom units  
Assume Very Low Student Occupancy  
(Single, Young Couples, Empty Nester, etc.)

# IL State Statute Requires City to Contemplate a 40% “Set Aside” for Batavia School District 101

1. Multiply No. of New Students residing in District  
(Must be in TIF-assisted housing, and enrolled in District Schools) \* **(A)**,
2. By the Per Capita Tuition Cost\* **(B)**,
3. Subtracting any increase in general state aid\*\* **(C)**,
4. Establishing amount of TIF increment to be reimbursed to the District **(D)**  
(Shall not exceed 40% of Total Increment).

\*Per School Code Sect. 10-20.12 a, School Code

\*\* Per School Code Sect. 19-8.05

So that

$$\mathbf{(A \times (B - C)) = D}$$
 (Not to exceed 40% of total TIF Increment)

# Why is City Seeking 40% Set Aside Waiver

- A. The TIF Subsidy: Can be “Upfront” or “Pay As You Go”
- B. Upfront Program will require City to Sell Bonds
- C. If 40% Set Aside is not Waived, City can only use 60% of anticipated total increment as the maximum available TIF funds to service its debt
- D. In this case, City’s maximum borrowing authority (max. available to service debt) will not generate the necessary funds to reimburse Developer “upfront” the amount necessary for project to create required Return on Investment and project will not go forward

# City Proposal: School District Waives “Set Aside” and City Eliminates 40% Maximum TIF Reimbursement

## Proposed Application of Set Aside Legislation To Be Applied to both TIF 4 and TIF 5

1. Multiply No. of New Students residing in District  
(Must reside in TIF-assisted housing & enrolled in District Schools) (**A**),
2. By the Per Capita Tuition Cost (**B**),
3. Subtracting total general state aid/average daily attendance (**C**),
4. Establishing amount of TIF increment to be reimbursed to the District (**D**).

~~(Shall not exceed 40% of Total Increment)~~

So that

$$(A \times (B - C)) = D$$



**City's Proposal will result in:**

**A. Maximizing City bonding authority in support of the project; and**

**B. Making the School District whole with respect to its cost to educate any new students residing in TIF-Assisted Housing within TIF Districts 4 and 5**

# Effect of Creating TIF 5 on EAV for District Tax Purposes

113 E. Wilson (TIF 1)  
Base EAV = \$0.00\*  
2015 EAV = \$43,850

New EAV to District =  
\$43,850

\* This had been a tax-  
exempt parcel when TIF  
1 was created



David J. Rickert, Kane County Treasurer  
Make Checks Payable to: KANE COUNTY TREASURER  
Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

1st  
2  
0  
1  
5

\*\*DUPLICATE\*\*

FISHER, MICHAEL A.  
113 E WILSON ST  
BATAVIA, IL 60510

Remove stub and remit with payment

Parcel Number: 12-22-276-010



1st Installment for 2015

DUE BY 06/01/16

\$2122.09

1

ABATEMENT  
PENALTY  
OTHER FEES  
TOTAL DUE

Paid On

1222276010100002122090601163



David J. Rickert, Kane County Treasurer  
Make Checks Payable to: KANE COUNTY TREASURER  
Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

2nd  
2  
0  
1  
5

\*\*DUPLICATE\*\*

FISHER, MICHAEL A.  
113 E WILSON ST  
BATAVIA, IL 60510

Remove stub and remit with payment

Parcel Number: 12-22-276-010



2nd Installment for 2015

DUE BY 09/01/16

\$2122.09

2

ABATEMENT  
PENALTY  
OTHER FEES  
TOTAL DUE

Paid On

1222276010200002122090901160

Rate 2014	Tax 2014	Taxing District	Rate 2015	Tax 2015
0.379454	\$0.00	KANE COUNTY	0.392965	\$0.00
0.088906	\$0.00	KANE COUNTY PENSION	0.085019	\$0.00
0.305627	\$0.00	KANE FOREST PRESERVE	0.287870	\$0.00
0.006703	\$0.00	KANE FOREST PRESERVE PENSION	0.006484	\$0.00
0.102386	\$0.00	BATAVIA TOWNSHIP	0.098751	\$0.00
0.051317	\$0.00	BATAVIA TWP ROAD DIST	0.049505	\$0.00
0.430332	\$0.00	BATAVIA CITY	0.374337	\$0.00
0.285002	\$0.00	BATAVIA CITY PENSION	0.321190	\$0.00
6.406909	\$0.00	BATAVIA SCH DIST 101	6.312427	\$0.00
0.163644	\$0.00	BATAVIA SCH DIST 101 PENSION	0.091770	\$0.00
0.595432	\$0.00	WALTONSSEE COLLEGE 518	0.587488	\$0.00
0.530344	\$0.00	BATAVIA PARK DISTRICT	0.525419	\$0.00
0.048181	\$0.00	BATAVIA PARK DISTRICT PENSION	0.045293	\$0.00
0.360982	\$0.00	BATAVIA LIBRARY	0.353171	\$0.00
0.031868	\$0.00	BATAVIA LIBRARY PENSION	0.032199	\$0.00
0.078910	\$0.00	BATAVIA LIB 98 BOND DIST	0.076443	\$0.00
0.000000	\$0.00	BATAVIA LIB 99 BOND DIST	0.000000	\$0.00
0.000000	\$4188.34	BATAVIA TIF 1	0.000000	\$4244.18
0.000000	\$0.00	BATAVIA SSA 57	0.088653	\$0.00

9.862077 \$4,188.34 TOTAL 9.678864 \$4,244.18

2015 Kane County Real Estate Tax Bill  
David J. Rickert, County Treasurer  
719 S. Batavia Avenue, Bldg. A  
Geneva, IL 60134

Parcel Number 12-22-276-010			TIF BASE	N/A
Late Payment Schedule			FAIR CASH VALUE	\$131,563.00
			LAND VALUE	\$9,618.00
			+ BUILDING VALUE	\$34,232.00
			- HOME IMPROVEMENT/NET	\$0.00
			= ASSESSED VALUE	\$43,850.00
			x STATE MULTIPLIER	1.000000
			= EQUALIZED VALUE	\$43,850.00
			- HOMESTEAD EXEMPTION	-
			- SENIOR EXEMPTION	-
			- OTHER EXEMPTIONS	-
			+ FARM LAND	-
			+ FARM BUILDING	-
			= NET TAXABLE VALUE	\$43,850.00
			x TAX RATE	9.678864
			= CURRENT TAX	\$4,244.18
			+ DRAINAGE	\$0.00
			+ BACK TAX/FORF AMT.	\$0.00
			- ENTERPRISE ZONE	\$0.00
			= TOTAL TAX DUE	\$4,244.18

Township	Tax Code	Acres
BA	BA919	0.0000
Tax Rate	Sold at Tax Sale	Forfeited Tax
9.678864		
First Installment Tax	Second Installment Tax	
\$2122.09	\$2122.09	
Abatement	Abatement	
\$0.00	\$0.00	
Penalty	Penalty	
Other Fees	Other Fees	
Total Due	Total Due	
Due By 06/01/16	Due By 09/01/16	

# Effect of Creating TIF 5 on EAV for District Tax Purposes

121 E. Wilson (TIF 3)  
 Base EAV = \$28,718  
 2015 EAV = \$27,820

New EAV to District =  
**\$0.00**



David J. Rickert, Kane County Treasurer  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

1st  
2  
0  
1  
5

**\*\*DUPLICATE\*\***

JOL TRUST  
 121 E WILSON ST  
 BATAVIA, IL 60510

Remove stub and remit with payment

Parcel Number: 12-22-276-014



1st Installment for 2015

**DUE BY 06/01/16**

\$1346.33

**1**

ABATEMENT

PENALTY

OTHER FEES

TOTAL DUE

Paid On

1222276014100001346330601163



David J. Rickert, Kane County Treasurer  
 Make Checks Payable to: KANE COUNTY TREASURER  
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2nd  
2  
0  
1  
5

**\*\*DUPLICATE\*\***

JOL TRUST  
 121 E WILSON ST  
 BATAVIA, IL 60510

Remove stub and remit with payment

Parcel Number: 12-22-276-014



2nd Installment for 2015

**DUE BY 09/01/16**

\$1346.33

**2**

ABATEMENT

PENALTY

OTHER FEES

TOTAL DUE

Paid On

1222276014200001346330901160

Rate 2014	Tax 2014	Taxing District	Rate 2015	Tax 2015	Parcel Number	TIF BASE
0.379454	\$102.34	KANE COUNTY	0.382985	\$100.95	12-22-276-014	\$28,718.00
0.088006	\$23.98	KANE COUNTY PENSION	0.085019	\$23.65		FAIR CASH VALUE \$83,468.00
0.305927	\$82.43	KANE FOREST PRESERVE	0.287870	\$80.09		LAND VALUE \$9,347.00
0.006703	\$1.81	KANE FOREST PRESERVE PENSION	0.006484	\$1.80		+ BUILDING VALUE \$18,473.00
0.102386	\$27.58	BATAVIA TOWNSHIP	0.098751	\$27.47		- HOME IMPROVEMENT/VET \$0.00
0.051317	\$13.63	BATAVIA TWP ROAD DIST	0.049505	\$13.77		= ASSESSED VALUE \$27,820.00
0.430332	\$115.95	BATAVIA CITY	0.374337	\$104.14		x STATE MULTIPLIER 1.000000
0.285002	\$78.80	BATAVIA CITY PENSION	0.321190	\$89.38		= EQUALIZED VALUE \$27,820.00
6.406909	\$1726.34	BATAVIA SCH DIST 101	6.312427	\$1756.11		- HOMESTEAD EXEMPTION -
0.163644	\$44.10	BATAVIA SCH DIST 101 PENSION	0.091770	\$25.54		- SENIOR EXEMPTION -
0.595432	\$160.44	WAUBONSEE COLLEGE 516	0.587468	\$163.43		- OTHER EXEMPTIONS -
0.530344	\$142.89	BATAVIA PARK DISTRICT	0.525419	\$146.17		+ FARM LAND -
0.046181	\$12.45	BATAVIA PARK DISTRICT PENSION	0.045293	\$12.60		+ FARM BUILDING -
0.360982	\$97.27	BATAVIA LIBRARY	0.353171	\$96.25		= NET TAXABLE VALUE \$27,820.00
0.031688	\$8.53	BATAVIA LIBRARY PENSION	0.032199	\$8.98		x TAX RATE 9.678864
0.078910	\$20.72	BATAVIA LIB 98 BOND DIST	0.078443	\$21.27		= CURRENT TAX \$2,692.66
0.000000	\$0.00	BATAVIA LIB 99 BOND DIST	0.000000	\$0.00		+ DRAINAGE \$0.00
0.000000	\$0.00	BATAVIA TIF 3	0.000000	\$0.00		+ BACK TAX / FORF AMT \$0.00
0.000000	\$0.00	BATAVIA SSA 57	0.068653	\$19.10		- ENTERPRISE ZONE \$0.00
						= TOTAL TAX DUE \$2,692.66

  

Rate 2014	Tax 2014	Taxing District	Rate 2015	Tax 2015
9.862077	\$2,697.34	TOTAL	9.678864	\$2,692.66

  

Township	Tax Code	Acres
BA	BA923	0.0000
Tax Rate	Sold at Tax Sale	Forfeited Tax
9.678864		

  

First Installment Tax	Second Installment Tax
\$1346.33	\$1346.33
Abatement	Abatement
\$0.00	\$0.00
Penalty	Penalty
Other Fees	Other Fees
Total Due Due By 06/01/16	Total Due Due By 09/01/16
\$1346.33	\$1346.33

2015 Kane County Real Estate Tax Bill  
 David J. Rickert, County Treasurer  
 719 S. Batavia Avenue, Bldg. A  
 Geneva, IL 60134

# Effect of Creating TIF 5 on EAV for District Tax Purposes

206 E. Wilson (TIF 3)  
Base EAV = \$154,060  
2015 EAV = \$274,433

New EAV to District =  
\$120,373



David J. Rickert, Kane County Treasurer  
Make Checks Payable to: KANE COUNTY TREASURER  
Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

1st  
2  
0  
1  
5

\*\*DUPLICATE\*\*

COLFIN BULLS A ILL GAS STATION LLC  
515 S FLOWER ST FL 44  
LOS ANGELES, CA 90071-2257

Remove stub and remit with payment

Parcel Number: 12-22-280-001



1st Installment for 2015

DUE BY 06/01/16

\$13279.69

1

ABATEMENT

PENALTY

OTHER FEES

TOTAL DUE

Paid On

1222280001100013279690601162



David J. Rickert, Kane County Treasurer  
Make Checks Payable to: KANE COUNTY TREASURER  
Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

2nd  
2  
0  
1  
5

\*\*DUPLICATE\*\*

COLFIN BULLS A ILL GAS STATION LLC  
515 S FLOWER ST FL 44  
LOS ANGELES, CA 90071-2257

Remove stub and remit with payment

Parcel Number: 12-22-280-001



2nd Installment for 2015

DUE BY 09/01/16

\$13279.69

2

ABATEMENT

PENALTY

OTHER FEES

TOTAL DUE

Paid On

1222280001200013279690901169

Rate 2014	Tax 2014	Taxing District	Rate 2015	Tax 2015
0.370454	\$584.59	KANE COUNTY	0.362865	\$550.00
0.086906	\$136.97	KANE COUNTY PENSION	0.085019	\$130.98
0.305927	\$471.32	KANE FOREST PRESERVE	0.287870	\$443.40
0.006703	\$10.32	KANE FOREST PRESERVE PENSION	0.006484	\$9.99
0.102366	\$157.71	BATAVIA TOWNSHIP	0.098751	\$152.14
0.051317	\$78.06	BATAVIA TWP ROAD DIST	0.049505	\$76.27
0.430352	\$662.97	BATAVIA CITY	0.374357	\$578.70
0.285002	\$439.07	BATAVIA CITY PENSION	0.321190	\$494.85
6.406909	\$9870.48	BATAVIA SCH DIST 101	6.312427	\$9724.93
0.163644	\$252.11	BATAVIA SCH DIST 101 PENSION	0.091770	\$141.38
0.595432	\$917.32	WALBONSEE COLLEGE 516	0.587488	\$905.05
0.530344	\$817.04	BATAVIA PARK DISTRICT	0.525419	\$809.46
0.048161	\$71.15	BATAVIA PARK DISTRICT PENSION	0.045293	\$69.78
0.360982	\$556.13	BATAVIA LIBRARY	0.353171	\$544.09
0.031988	\$48.79	BATAVIA LIBRARY PENSION	0.032199	\$49.61
0.076910	\$118.40	BATAVIA LIB 98 BOND DIST	0.076443	\$117.77
0.000000	\$0.00	BATAVIA LIB 90 BOND DIST	0.000000	\$0.00
0.000000	\$13055.32	BATAVIA TIF 3	0.000000	\$11648.14
0.000000	\$0.00	BATAVIA SBA 57	0.088653	\$105.77

Parcel Number 12-22-280-001		
<b>Late Payment Schedule</b>		
Jun 2 thru Jul 1	1st \$13478.89	2nd
Jul 2 thru Aug 1	\$13678.08	
Aug 2 thru Sep 1	\$13677.28	
Sep 2 thru Oct 1	\$14078.47	\$13478.89
Oct 2 thru Oct 28	\$14275.67	\$13678.08
Payment on or after 10/01/16 please see instructions on reverse side for late payments.		
<b>Mail To:</b> COLFIN BULLS A ILL GAS STATION LLC 515 S FLOWER ST FL 44 LOS ANGELES, CA 90071-2257		
<b>Property Location:</b> 206 E WILSON ST BATAVIA		
Township BA	Tax Code BA923	Acres 0.0000
Tax Rate 9.678864	Sold at Tax Sale	Forfeited Tax
First Installment Tax \$13279.69	Second Installment Tax \$13279.69	
Abatement \$0.00	Abatement \$0.00	
Penalty	Penalty	
Other Fees	Other Fees	
Total Due Due By 06/01/16	Total Due Due By 09/01/16	
TIF BASE \$154,060.00 FAIR CASH VALUE \$823,300.00 LAND VALUE \$82,326.00 + BUILDING VALUE \$192,080.00 - HOME IMPROVEMENT/VEH \$0.00 = ASSESSED VALUE \$274,406.00 x STATE MULTIPLIER 1.000000 = EQUALIZED VALUE \$274,406.00 - HOMESTEAD EXEMPTION - - SENIOR EXEMPTION - - OTHER EXEMPTIONS - + FARM LAND - + FARM BUILDING - = NET TAXABLE VALUE \$274,406.00 x TAX RATE 9.678864 = CURRENT TAX \$26,559.38 + DRAINAGE \$0.00 + BACK TAX / FORF AMT. \$0.00 - ENTERPRISE ZONE \$0.00 = TOTAL TAX DUE \$26,559.38		

2015 Kane County Real Estate Tax Bill  
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Geneva, IL 60134



# QUESTIONS