



— CITY OF —  
**BATAVIA**

# General Fund Unbudgeted Capital Project Planning

# Background

During the 2021 budget process it was agreed that Staff would return to City Council with a list of future, unbudgeted General Fund projects.

## Goals:

- To identify projects and potential funding sources
- To prioritize and determine potential timing for construction (1 yr, 5 yrs, 10 yrs, etc.)
- To complete the analysis in preparation for the 2022 budget process



# Background

Throughout 2021 Staff has worked on several projects to refine project scopes, identify potential alternatives and develop cost estimates. Examples include:

- Carriage Crest – Phase I engineering delayed due to drought conditions throughout the spring months
- Depot Pond / North Dam – Extended timeline due to additional City Council and Park Board deliberations
- Mahoney Creek Tributary – Refinement of engineering plans and cost estimates
- Government Center – Updated environmental assessment and associated plan revisions
- Road Diet – RFQ for traffic study delayed to wait for confirmation of potential funding from grant resources



# Important Notes

- The City should not depend on grant funding sources listed as “potential” for planning/budgeting purposes. The successful receipt of any such grants should be viewed as an added benefit to the applicable project
- City Council should note that there are other General Fund projects that are currently being planned which have identified funding sources. These projects are not included on this list
- Enterprise Fund capital projects are not included on this list



# Other General Fund Considerations

- General Fund Reserves
  - Projected fund balance decrease due to increased operational expenses
  - Not feasible to rely on reserves for funding of major projects
- Other known priorities
  - Additional personnel
  - Additional resources (software, equipment, etc.)
- Other potential threats / revenue impacts
  - State reduction in local distribution fund



# Projects & Revenue Sources

## Stormwater

- Fox River Master Study and associated infrastructure improvements (North Dam removal, Depot Pond, riverbank stabilization, other riverbank enhancements) - **\$18M**
  - IDNR funds for dam removal
  - Park District Cost Sharing
  - General Fund
  - GO Bonds
  - TIF Fund
  - Potential environmental grant funding opportunities
- Carriage Crest drainage improvements - **\$3.5M**
  - General Fund
  - GO Bonds
  - Special Service Area
  - ARPA funding



# Projects & Revenue Sources

## Stormwater

- Mahoney Creek Tributary drainage improvements - **\$1.2M**
  - General Fund
  - GO Bonds
  - Potential environmental grant funding opportunities
  - ARPA funding
- Mahoney Creek (main channel) riverbank stabilization, flow improvements and other enhancements - **\$4M**
  - General Fund
  - GO Bonds
  - Potential environmental grant funding opportunities
- Mahoney Creek & Tributary flood study and re-mapping - **\$0.15 M**
  - General Fund



# Projects & Revenue Sources

## Stormwater

- Completion of sewer separation within Area 2 (partially completed with Main St. project) - **\$1M**
  - General Fund and Sewer Fund (50/50)
  - GO Bonds
  - IEPA low interest loan
- Combined sewer separation within Area 1 (not yet started) - **\$2.5M**
  - General Fund and Sewer Fund (50/50)
  - GO Bonds
  - IEPA low interest loan





# Projects & Revenue Sources

## Roadway / Pedestrian

- Second bridge over Fox River in downtown - **\$25M**
  - General Fund
  - Motor Fuel Tax
  - GO Bonds
  - Potential Federal/State transportation grant funding opportunities
  - Potential regional economic development grant funding opportunities
- N. River Street one-way conversion and potential requirement for related improvements at Washington/State - **\$0.2M**
  - General Fund
  - TIF Fund
- N. River Street Catenary Lighting - **\$0.1M**
  - TIF Fund



# Projects & Revenue Sources

## Roadway / Pedestrian

- S. Batavia Ave. parking lot improvements (pending outcome of discussions with property owners) - **\$0.15M**
  - General Fund
  - TIF Fund
  - Special Service Area
- Government Center west parking lot expansion - **\$0.1M**
  - General Fund
  - TIF Fund



# Projects & Revenue Sources

## Roadway / Pedestrian

- Road Diet study and potential implementation on Batavia Ave. - **\$0.5M**
  - General Fund
  - GO Bonds
  - Potential Federal/State transportation grant funding opportunities
  - Potential regional economic development grant funding opportunities
- Pedestrian/Bicycle ramp from river level to Peace bridge - **\$0.25M**
  - General Fund
  - TIF Fund
  - Potential Federal/State transportation grant funding opportunities
  - Potential regional economic development grant funding opportunities



# Projects & Revenue Sources

## Roadway / Pedestrian

- Bike path realignment around wastewater treatment facility - **\$5M**
  - General Fund
  - GO Bonds
  - Potential Federal/State transportation grant funding opportunities
- Implementation of other streetscape projects throughout downtown - **\$10M**
  - General Fund
  - TIF Funds (TIF 3)
  - GO Bonds
  - Developer contributions
  - Potential Federal/State transportation grant funding opportunities
  - Potential regional economic development grant funding opportunities



# Projects & Revenue Sources

## Roadway / Pedestrian

- Pedestrian crossing Randall Rd. at Main Street - **\$5M**
  - General Fund
  - GO Bonds
  - Potential Federal/State/County transportation grant funding opportunities
  - Potential regional economic development grant funding opportunities
- Implement program for installation of new traffic calming measures in residential neighborhoods - **\$0.1M**
  - General Fund
- Implement program for installation of new bike lanes / sharrows - **\$0.05M**
  - General Fund



# Projects & Revenue Sources

## Government Facilities

- Phases 2 thru 4 of remodeling at Government Center - **\$3M**
  - General Fund
  - GO Bonds
- Remodeling of Fire Stations - **\$0.75M**
  - General Fund
  - GO Bonds
- Community Center for Food Pantry, Toy Drive, RSVP, Etc. - **\$1.5M**
- Public Works Expansion - **\$2M**
  - General Fund
  - GO Bonds
  - Potential community improvement grant funding opportunities



# Summary

- A total of twenty-three (23) unfunded projects identified
- Estimated total cost of all projects approaching \$85 million
- Need to prioritize and select projects for near-term funding so that staff time and financial resources can be focused and efficient
- Longer-term projects can remain as stated goals for the City; however, no appreciable staff time or financial resources will be devoted towards moving the projects forward in the immediate future



# Priority Recommendation Years 1-5

- N. River Street one-way conversion - (TIF) \$200K
- N. River Street Catenary Lighting - (TIF) \$100K
- S. Batavia Ave. parking lot - (TIF or SSA) \$150K
- Government Center west parking lot expansion - (TIF) \$100K
- Pedestrian/Bicycle ramp from river level to Peace bridge - (TIF) \$250K
- Fox River (North Dam removal, Depot Pond, riverbank stabilization) - (IDNR) \$3M - (GF-Capital) \*\$10M - (TIF) \$1M
- Carriage Crest drainage - (GF-Capital) \*\$3.5M
- Mahoney Creek Tributary drainage - (GF-Capital) \*\$1.2M
- Road Diet and potential implementation on Batavia Ave. - (GF-Street)\*\$0.5M
- New bike lanes / sharrows - (GF-Street) \*\$50K
- New traffic calming measures in residential neighborhoods - (GF-Street) \*\$100K
- Phase 2 of remodeling at Government Center - (GF-Capital Fund) \*\$1.5M

\*Potential Debt Issuance for net costs with funding from the General Fund





# Priority Recommendation Years 1-5

- Cost Estimate Years 1-5 = \$21.65 Million
- Revenue Sources:
  - IDNR dam removal funds\* = \$3 Million
  - ARPA funds = \$3.6 Million
  - TIF funds = \$1.8 Million
  - General Fund and/or GO Bonds = \$13.25 Million (≈\$925K/year/20 years)
- Other Potential Revenues (should not be depended upon for planning/budgeting):
  - Park District Cost Sharing
  - Special Service Areas
  - Federal/State Grants

\* - While not guaranteed, IDNR has informally pledged that they will contribute towards dam removal costs so long as our project proceeds forward at a reasonable pace and includes a scope of work acceptable to them



# Priority Recommendation Years 5-10

- Fox River improvements (riverbank stabilization and other enhancements)
- Mahoney Creek (main channel) riverbank stabilization, flow improvements and other enhancements
- Mahoney Creek & Tributary flood study and re-mapping
- Completion of sewer separation within Area 2
- Remodeling of Fire Stations
- Phases 3 & 4 of remodeling at Government Center
- New Community Center – Food Pantry, Toy Drive, RSVP, Etc.
- Public Works Expansion

All of these projects would require debt issuance and funding from the General Fund to repay the debt



# Priority Recommendation Years 5-10

- Cost Estimate Years 5-10 = \$14.9 Million
- Revenue Sources:
  - IEPA Low Interest Loan = \$1 Million
  - General Fund and/or GO Bonds = \$13.9 Million
- Other Potential Revenues (should not be depended upon for planning/budgeting):
  - Federal/State Grants



# Priority Recommendation Years 10+

- Combined sewer separation within Area 1
- Second bridge over Fox River in downtown
- Implementation of other streetscape projects throughout downtown
- Bike path realignment around wastewater treatment facility
- Pedestrian crossing Randall Rd. at Main Street



# Priority Recommendation Years 10+

- Cost Estimate Years 10+ = \$47.5 Million
- Revenue Sources:
  - IEPA Low Interest Loan = \$2.5 Million
  - General Fund and/or GO Bonds = \$45 Million
- Other Potential Revenues (should not be depended upon for planning/budgeting):
  - Federal/State Grants



# Key Questions

- Is there consensus on the projects identified for prioritization in years 1-5?
- Is there consensus on how to fund the projects in years 1-5?
  - Utilization of TIF funds
  - Utilization of IDNR funds
  - Utilization of ARPA funds
- Is the issuance of \$13.25 million of bonds acceptable to fund projects for years 1-5? This bond value would require General Fund revenue of approximately \$925 thousand per year for twenty years to support
- What is the appropriate level of funding support and staff resources that should be devoted towards future unfunded projects?



# Next Steps

- Confirm project priorities for years 1-5
- Identify funding sources for projects
- Develop revenue strategies to support project funding (years 1-5)
- Discuss long-term funding options for future projects (years 5+)

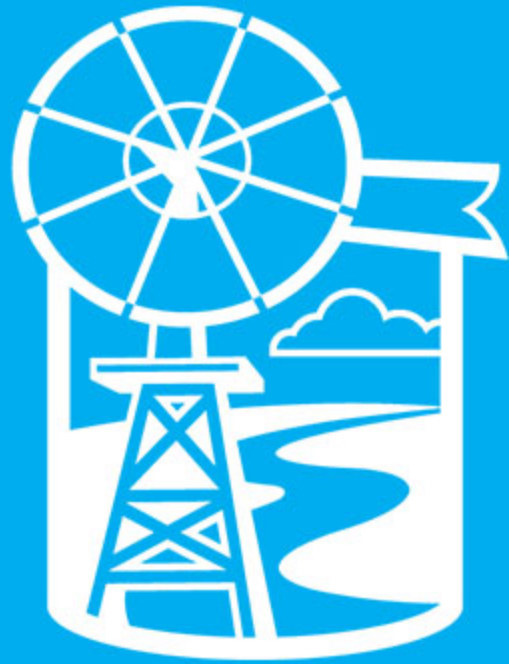


# Conclusion

Questions / Comments / Concerns?







**Thank you for  
your time.**