

**CITY OF BATAVIA**  
100 N. Island Avenue, Batavia, IL 60510  
(630) 454-2000 <http://cityofbatavia.net>

**Committee of the Whole Agenda**  
Tuesday, February 2, 2021  
7:00 PM Remote Meeting

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[publiccomment@cityofbatavia.net](mailto:publiccomment@cityofbatavia.net)

1. Roll Call
2. Reminder: Please Speak Directly Into Microphone For BATV Recording
3. Approve Minutes For January 12, 2021

Documents:

[COW 21-01-12M.PDF](#)

4. Items Removed/Added/Changed
5. Matters From The Public (For Items NOT On Agenda)
6. Resolution 21-006-R: Purchase Leaf Machine From Bonnell Industries For An Amount Of \$109,781.00 (SH 1/25/21) CS

Documents:

[RES 21-006-R 2021 LEAF MACHINE FROM BONNELL INDUSTRIES.PDF](#)

7. Discussion: Considering The Purchase Of A Building For Public Works And Community Organizations

Documents:

[MEMO CONSIDERING PURCHASE OF BUILDING FOR PUBLIC WORKS AND COMMUNITY ORGANIZATIONS.PDF](#)

8. Project Status
9. Other
10. Executive Session: Purchase Of Real Estate

## 11. Adjournment

**MINUTES**  
**January 12, 2021**  
**Committee of the Whole**  
**City of Batavia**

Please **NOTE:** These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the Committee/City Council, and to include some description of discussion points as understood by the minute-taker. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

Chair Wolff called the meeting to order at 7:00pm.

**1. Roll Call**

**Members Present:** Chair Wolff; Ald. Miller (joined at 7:05pm), Russotto, Beck, Knopp, Chanzit, Baerren, O'Brien, Callahan, Meitzler, Malay, Uher, Cerone, McFadden

**Members Absent:**

**Also Present:** Mayor Schielke; Laura Newman; Gary Holm, Director of Public Works; Scott Buening, Director of Community Development; Jeff Albertson, Building Commissioner; and Jennifer Austin-Smith, Recording Secretary

**2. Reminder: Please speak into the microphone for BATV recording**

**3. Approval of Minutes for: November 17, 2020, December 1, 2020, and December 15, 2020**

**Motion:** To approve the minutes for: November 17, 2020, December 1, 2020 and December 15, 2020

**Maker:** Knopp

**Second:** Uher

**Roll Call Vote:** **Aye:** Knopp, Chanzit, Baerren, O'Brien, Callahan, Meitzler, Malay, Uher, Cerone, McFadden, Wolff, Russotto, Beck

**Nay:**

13-0 Vote, 1 Absent. Motion carried.

**4. Items to be Removed/Added/Changed**

There were no items to be removed, added or changed.

**5. Matters From the Public (For Items NOT on the Agenda)**

There were no matters from the public at this time.

*\*Ald. Beck left the meeting for agenda items six and seven and was recorded as absent. She exited the meeting at 7:05pm.*

**6. Ordinance 21-08: Authorizing Execution of a TIF Redevelopment Agreement with Comedy Vault, LLC (D/B/A The Comedy Vault) Relating to the Building Improvements at 18 East Wilson, River Street (LN 1/07/21) CD**

Newman overviewed the memo. She noted that this was also discussed at the December 15<sup>th</sup> Committee of the Whole (COW) meeting. Mike Knuth shared that they plan on taking advantage of the back of the building for signage as well. Callahan asked if there is anything written into the agreement to protect them and the City due to a pandemic such as it is written about a fire or natural disaster. He asked if there would be a potential option to convert some of the loan to a grant. Newman answered that it could be done at any time. The business owners would seek some relief from having to pay back a portion of the loan in the future. We could entertain that and agree to do that at anytime.

**Motion:** To recommend to City Council approval of Ordinance 21-08: Authorizing Execution of a TIF Redevelopment Agreement with Comedy Vault, LLC (D/B/A The Comedy Vault) Relating to the Building Improvements at 18 East Wilson, River Street

**Maker:** Callahan

**Second:** Knopp

**Roll Call Vote:** **Aye:** Callahan, Meitzler, Malay, Uher, Cerone, McFadden, Miller, Russotto, Knopp, Chanzit, Baerren, Wolff, O'Brien

**Nay:**

13-0 Vote, 1 Absent. Motion carried.

**7. Discussion: Increase the Allowed Hours of Sale of Liquor to begin at 8:00am (GS)**

The Committee discussed how those who are at high-risk and take advantage of the early shopping hours are unable to purchase liquor at that time.

**Motion:** To have the Liquor Commissioner change the hours to 8am and to direct staff to prepare an Ordinance change to the Liquor Code

**Maker:** McFadden

**Second:** Chanzit

**Roll Call Vote:** **Aye:** McFadden, Miller, Russotto, Knopp, Chanzit, Baerren, Wolff, O'Brien, Callahan, Meitzler, Malay, Uher, Cerone

**Nay:**

13-0 Vote, 1 Absent. Motion carried.

*\* Ald. Beck rejoined the meeting at 7:32pm*

**8. Tabled ORD 20-75: Landmark Designation for the Conde House at 210 N Washington Street**

This discussion was tabled from the December 15<sup>th</sup> and January 5<sup>th</sup> COW meetings.

Heidi Hoff, applicant, addressed the Committee. She reiterated that she never received a single notification about this process.

Callahan asked Newman to discuss the City Attorney's counsel on what constitutes a notice. Newman answered that the City Attorney reviewed what our process is that we had not accepted the application until the applicant showed that she had in fact notified the owner of record at that time she was submitting the application. Thereafter, the City followed its own process to provide notice to the new homeowner when meetings were occurring such that they would have an opportunity to participate and share any information that they wanted to with the body that was making the decision. Not only did the City follow its own internal process but the City Attorney also said due process was followed as well. Buening added that the attorney stated that the property owner is participating in the process now, whether she got notice or not, she is aware of what is being asked for. The COW could either send this back to the HPC or send it forward to the City Council.

Heidi Hoff stated that she does not believe she was given due process because she was not notified of the HPC's meetings. If sending a letter to the bank after she purchased the home is due diligence, that is sorely mistaken. She would like to be able to be a part of the process and be involved in the process. If she is attending the meeting as an "attende" and not even able to show her face shows her that she is not being considered that much as a part of this process.

Callahan explained that the HPC would be voting on the application based only on the criteria based on the characteristics of a Landmark Designation. If it meets the characteristics then they would be deciding on that. Ms. Hoff stated that this house is nothing like the house was in 1845 when it was constructed. The widow's walk does not exist anymore. There have been four additions to this house all within the past fifty years. She would like to be able to build her case with the Committee about the historical aspects of her home. Callahan noted that the COW is the body that would make the ultimate decision; the HPC is the recommending body. Callahan assured Ms. Hoff that she is being heard and the Committee is considering it as part of our vote.

**Motion:** To recommend to City Council Approval of Ordinance 20-75: Landmark Designation for 210 North Washington Ave  
**Maker:** Knopp  
**Second:** Miller

Discussion was held on the motion. Albertson noted that if this does not pass it would create a 90 period in which no further application could be filed but after that 90-day period someone else could file an application for this property. The Committee discussed the option of sending this back to the HPC. Callahan stated that there is a motion and if that fails, then another motion could be made to send it back to the HPC or it goes directly to City Council. Ms. Hoff stated that she likes the idea of making the vote and if it goes through to send it back to the HPC. Knopp clarified that his motion is to not send this back to the HPC because he does not think that is a good use of anyone's time. He believes that due process has been made in front of the Council that makes the final decision. Ms. Hoff stated that she has no intention of raising the house and she is in full support of some sort of plaque. This house does not meet historic preservation given the fact that it has been remodeled so many times. She has windows from the 1980's and to have to revert back to single pane windows, it is just not going to happen. She is willing to work with the City to come with a compromise but it is not a historic home in the traditional sense.

**Roll Call Vote:**      **Aye:**  
**Nay:** Knopp, Chanzit, Baerren, O'Brien, Callahan, Meitzler, Malay, Uher, Cerone, McFadden, Wolff, Miller, Russotto, Beck  
0-14 Vote, 0 Absent. Motion failed.

## 9. Project Status

Newman reported on the following:

- Griffin Price, Communications Coordinator, has been creating a stand-alone website to provide information to residents and businesses about the One Washington Place project. This site would be a one-stop shop and will include contact information, background information about the project, documents (current plans, redevelopment agreement), traffic and parking studies, economic impact study and much more.
  - A meeting is being scheduled for adjacent business owners to provide basic information about the project to the business owners as well as an opportunity to share their concerns.
  - Price is completing the final touches on our annual report, which is the report on our budget and also on our Strategic Action Plan.
    - The Strategic Action Plan will be brought to City Council for final decision next week.
- The City has received permits for the renovation of the Park District's Quarry Beach Parking Lot. The Park District has made a request that the City pay for a portion of that. This will be brought to the COW for more discussion.
- The Plan Commission (PC) will have a Public Hearing on the proposed cannabis amendments at their meeting on January 20<sup>th</sup>.
- Staff is working on completing and recording all of the documents necessary to establish TIF 6.
- The State Historic Preservation Office has approved our application to be a Certified Local Government. Scott Buening and his staff have put in a tremendous amount of documentation in order to complete this documentation process. This qualifies us for Federal grants. Buening added that property owners could receive certain tax credits for being in the historic district as well.
- In Public Works, residents received a survey card in the mail to locate lead water service lines. We have been in the process of applying for IEPA grand funding. The City has not heard if we have been awarded or not, but our Water Department is spearheading this to see if we might be able to secure funding that would help residents replace their lead water service lines.

## 10. Other

Chair Wolff asked about the page on the City's website regarding the One Washington Place project. He questioned if business owners would have the ability to ask questions ahead of time so that way we could have the answers for them. Newman answered yes. Chair Wolff stated that the Farmer's Market should remain at its current location to help all the businesses in that area and we should be involved with MainStreet and the Chamber of Commerce to figure out how we could keep that traffic down there during the construction. Chair Wolff stated that we want to increase the foot traffic so that the businesses know that we want to make it work. Baerren stated

that residents have contacted her and suggested a brainstorming session with Commerce, MainStreet, City and citizens. She suggested the developer making a small statement each week similar to the Mayor's Weekly Address. As we are ramping up this communication, we should have a campaign to have residents sign up to get this information. Baerren explained that due to data privacy laws we can't send a bulk email out to everyone, people have to subscribe to that so we need to tell them how to subscribe.

Miller asked about the weekly update that states the 5/3 Bank Access Agreement for One North Washington. Newman stated that if we are not able to negotiate an appropriate Access Agreement, which the developer promised to secure in the Redevelopment Agreement, the developer getting financing is a contingency here should they not be able to secure financing they could terminate the agreement.

Uher asked about the animal shelter on South River. Buening stated the applicant withdrew the petition. The cost for acquisition and improvements to the facility were too great. There is a potential other tenant that is looking at that property. Buening commented that this area should be a sub area study of the Comprehensive Plan in the Zoning Code. To just go in and down zone all the properties may come to opposition with all the business owners there. We should do this as a planning study for that area and ask what is it that we really think we want to see here. We don't feel what is going on there is the best use or the best gateway to our community. We should look at this in the greater scale rather than just downsizing. He will be bringing this to the COW for feedback in a couple of months.

## **11. Executive Session**

- a. Setting the Price of Land for Sale (SCB)**
- b. Purchase or Sale of Real Estate (GH)**

The Committee entered into Executive Session at 8:51pm and exited at 9:35pm.

## **12. Adjournment**

There being no other business to discuss during open session, Chair Wolff asked for a motion to adjourn the meeting at 8:50pm to enter into Executive Session; Made by Knopp; Seconded by Malay. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary, on January 28, 2021.

TO: Committee of the Whole – City Services

FROM: Scott A. Haines, Public Properties and Services Superintendent

DATE: January 25, 2021

RE: Resolution 21-006-R: Authorization to Purchase a 2021 Olympian Trailer Mounted Leaf Pro Plus Machine from Bonnell Industries, Inc. for \$109,781.00

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### **Summary**

The Public Properties and Services Division is recommending the purchase of a 2021 Olympian Trailer Mounted Leaf Pro Plus machine from Bonnell Industries, Inc. for \$109,781.00 to replace our 2005 Giant Vac Leaf Vac.

### **Background**

The new leaf machine will replace our 2005 Giant Vac leaf Machine for which we can no longer get parts. The 2021 budget includes \$110,000.00 for this purchase from the Public Works Capital Fund, which was delayed in 2020.

### **Proposals**

The proposal from Bonnell Industries, Inc., utilizes pricing from HGAC, a government purchasing cooperative program similar to Sourcewell. Bonnell Industries, Inc. of Dixon, Illinois, is a local vendor for this equipment. We have used various government purchase programs several times over the years, and staff feels it has been cost-effective.

2021 Olympian Trailer Mounted Leaf Pro Plus Machine	\$109,781.00
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### **Staff Recommendation**

Staff recommends the purchase of a 2021 Olympian Trailer Mounted Leaf Pro Plus Machine for an amount not to exceed \$109,781.00.

### **Recommended Committee and City Council Action**

Approve Resolution 21-006-R, authorizing the purchase of a 2021 Olympian Trailer Mounted Leaf Pro Plus machine for an amount not to exceed \$109,781.00 from Bonnell Industries, Inc. of Dixon, Illinois.

**CITY OF BATAVIA, ILLINOIS  
RESOLUTION 21-006-R**

**AUTHORIZING THE PURCHASE OF  
ONE 2021 OLYMPIAN TRAILER MOUNTED LEAF PRO PLUS MACHINE  
FROM BONNELL INDUSTRIES, INC. OF DIXON, ILLINOIS  
IN THE AMOUNT OF \$109,781.00**

**WHEREAS**, the City of Batavia has determined the need for a replacement leaf machine for the Street Division; and

**WHEREAS**, the leaf machine will be purchased from Bonnell Industries, Inc. through the HGAC, a government purchasing cooperative program; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Batavia, Kane and DuPage Counties, Illinois, as follows:

**SECTION 1.** That the Mayor and City Clerk are hereby authorized to purchase one 2021 Olympian Trailer Mounted Leaf Pro Plus machine from Bonnell Industries, Inc. of Dixon, Illinois, in the amount of \$109,781.00.

CITY OF BATAVIA, ILLINOIS, RESOLUTION 21-006-R

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PRESENTED to the City Council of the City of Batavia, Illinois, this 15<sup>th</sup> day of February, 2021.

PASSED by the City Council of the City of Batavia, Illinois, this 15<sup>th</sup> day of February, 2021.

APPROVED by me as Mayor of said City of Batavia, Illinois, this 15<sup>th</sup> day of February, 2021.

\_\_\_\_\_  
Jeffery D. Schielke, Mayor

Ward	Aldersperson	Ayes	Nays	Absent	Abstain	Aldersperson	Ayes	Nays	Absent	Abstain
1	O'Brien					Baerren				
2	Callahan					Wolff				
3	Meitzler					Chanzit				
4	Malay					Knopp				
5	Uher					Beck				
6	Cerone					Russotto				
7	McFadden					Miller				
Mayor Schielke										
VOTE:		Ayes	Nays	Absent	Abstentions					
Total holding office:		Mayor and 14 aldermen								

ATTEST:

\_\_\_\_\_  
Ellen Posledni, City Clerk



1385 Franklin Grove Rd  
 Dixon, IL 61021  
 815-284-3819 \* 815-284-8815 Fax  
 800-851-9664  
 www.bonnell.com \* info@bonnell.com

# Quote

Order Number: 0144619  
 Order Date: 1/11/2021



**Delivery Ticket only do not  
 remit from the Sales Order.  
 Invoice will arrive in the mail.**

**Bill To:** 0006191  
 CITY OF BATAVIA  
 100 N ISLAND AVENUE  
 BATAVIA, IL 60510

**Ship To:** 01  
 CITY OF BATAVIA  
 200 N RADDANT RD  
 BATAVIA, IL 60510

Phone: (630) 454-2000 Fax: shaines@cityofbatavia.net  
 Confirm To: SCOTT HAINES Comment:

Phone:  
 Fax:

Customer P.O.	Ship VIA	F.O.B.	Terms
			Net 30 Days

Ordered	Unit	Item Number	D/S	Each Price	Extended Price
1.00	EACH	<b>OLYMPIAN</b>			
		MODEL: OLYMPIAN TRAILER MOUNTED LEAF PRO PLUS			
1.00	EACH	<b>O42000</b>		89,995.00	89,995.00
		OLYMPIAN PRO+ BASE MODEL STANDARD FEATURES *23 YARD CONTAINMENT BOX WITH DA SISSOR HOIST *RADIUSED AND TAPERED FOR "NO STICK" DUMPING *TOP ROOF AIR EXHAUST *DOUBLE HINGED TAILGATE WITH HYDRAULIC LATCHING *ELECTRIC TRAILER BRAKES WITH BREAK AWAY SYSTEM *24000 LB TANDEM AXLE AND RUNNING GEAR *DOT COMPLIANT LIGHTING WITH ALL L.E.D. LIGHTING *RIGID HEAVY DUTY TONGUE -NON ADJUSTABLE *ADJUSTABLE PINTLE HITCH RATED AT TRAILER CAPACITY *MANUAL JACK WITH FOOT RATED AT 12000 LBS *74 HP KUBOTA TIER IV DIESEL ENGINE *SECONDARY PRESSCREEN IN FRONT OF OEM RADIATOR SCREEN *40 GALLON ALUMINUM FUEL TANK WITH SIGHT GAUGE *30" DIAMETER DIRECT DRIVEN 5 BLADES OF AR400 *11-1/2" HAND OPERATED OVER CENTER CLUTCH- SAE #3 HOUSING *CLEAR URETHANE COLLECTION HOSE (.06" WALL) *CURB SIDE PICKUP WITH OVERHEAD BOOM *PROPORTIONALLY CONTROLLED THREE AXIS COLLECTION BOOM *OPERATORS PLATFORM WITH RIDE ON SEAT -ENGINE CONTROLS WITH E-STOP AND DIAGNOSTICS -HALL EFFECT JOYSTICK (IP67 RATED) -CAMERA COMMUNICATIONS WITH CAB OF PULLING VEHICLE *YELLOW FLASHERS *WHEEL CHOCKS *FIRE EXTINGUISHER			
1.00	EACH	<b>O42112</b>		7,004.00	7,004.00
		HIGH CAPACITY 30 YARD CONTAINMENT BOX IN LIEU OF 23 YARD INCLUDES DA SISSOR HOIST, BODY IS RADIUSED AND TAPERED FOR "NO STICK" DUMPING.			
1.00	EACH	<b>O42151</b>		1,407.00	1,407.00
		HYDRUALIC TRAILER JACK IN LIEU OF MANUAL. PUSH BUTTON CONTROLS NEAR THE TONGUE.			
1.00	EACH	<b>O42351</b>		3,220.00	3,220.00
		TRANSFLUID COUPLER IN LIEU OF HAND OPERATED CLUTCH.			



1385 Franklin Grove Rd  
 Dixon, IL 61021  
 815-284-3819 \* 815-284-8815 Fax  
 800-851-9664  
 www.bonnell.com \* info@bonnell.com

# Quote

**Order Number:** 0144619  
**Order Date:** 1/11/2021



**Delivery Ticket only do not  
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**Bill To:** 0006191  
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 BATAVIA, IL 60510

**Ship To:** 01  
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Phone: (630) 454-2000 Fax: shaines@cityofbatavia.net  
**Confirm To:** SCOTT HAINES Comment:

Phone:  
 Fax:

**Customer P.O.**                      **Ship VIA**                      **F.O.B.**                      **Terms**  
 Net 30 Days

Ordered	Unit	Item Number	D/S	Each Price	Extended Price
1.00	EACH	<b>O42602</b> REAR DOWN DRAFT DUST CONTROL BUILT INTO TAILGATE IN LIEU OF TOP VENTED CONTAINMENT BODY.		3,895.00	3,895.00
1.00	EACH	<b>O42703</b> DIRECTIONAL LIGHT BAR INSTALLED REARWARD FACING ON TAILGATE.		1,372.00	1,372.00
1.00	EACH	<b>O42708</b> TOOL/RAKE HOLDER INSTALLED ON CHASSIS		355.00	355.00
1.00	EACH	<b>O42711</b> ELBOW LINER INSTALLED IN TRANSITION ELBOW.		653.00	653.00
1.00	EACH	<b>O42713</b> CLEAN OUT DOOR INSTALLED IN BLOWER HOUSTING COVER. ALLOWS CLEANOUT OF BLOWER HOUSING WITH OUT REMOVING COVER.		395.00	395.00
1.00	EACH	<b>O42714</b> OPERATORS HOOD INSTALLED. FULL CANOPY OVER OPERATOR TO MINIMIZE LEAF DUST FROM SETTLING IN THE OPERATOR AREA.		890.00	890.00
1.00	EACH	<b>O42716</b> QUICK DISCONNECT ON SUCTION HOSE AT BLOWER HOUSING CONNECTION. ALLOWS QUICKER REMOVAL OF HOSE TO CLEAR JAMS, OR TO INSPECT INTERIOR OF BLOWER HOUSING.		595.00	595.00

**15% RESTOCKING FEE ON RETURNED ITEMS**

**NO RETURNS ON ELECTRICAL ITEMS**

JRB

Net Order: 109,781.00  
 Less Discount: 0.00  
 Freight: 0.00  
 Sales Tax: 0.00  
**Order Total:** 109,781.00  
 Less Deposit: 0.00  
**Order Balance:** 109,781.00

**Please Pay From Invoice**  
 1-1/2% Per Month (18% Annual Rate) Finance Charge Will Be Added to Past Due Accounts

**Salesperson:** 0009                      **Joey Bonnell**

TO: Committee of the Whole

FROM: Laura Newman

DATE: January 29, 2021

RE: Purchase of a Building for Public Works Expansion and Community Organizations

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A building located near the City's existing Public Work facility on Raddant Rd. has recently been placed on the market. While the City was not actively looking for a new facility, the location and availability of this property provides the opportunity to solve some current issues at a substantially reduced cost in comparison to building a new facility. Staff is looking for your direction whether the City would like to pursue the purchase of

#### **The Need for Additional Space for Public Works**

Our Public Works Department works in a cramped environment and stores many pieces of equipment outside in the elements that would have a longer life if we were able to store them indoors. This is the result of the building being constructed in the early eighties, prior to the explosive growth Batavia experienced in the 1990's. In addition to storing equipment outdoors, the City is using the three-bay garage on N. River St., which will be demolished in the future to make way for development. The City also has nowhere to store the outdoor dining tables that were donated to the City last year for S. Water St. (not to mention the additional 16 that have been purchased for N. River St. this year). Fortunately, Batavia Enterprises, Inc., has generously offered to store them in a vacant space over this winter.

These space and storage issues have not been brought to Council's attention because, up to now, the only solution would be to purchase land and build a new facility. The situation does not warrant this at present, and it would not be the best use of the City's resources to construct such a facility. However, being able to shift equipment and part of our operations to 400 N. Raddant would resolve these space issues for many years to come.

#### **Batavia Interfaith Food Pantry and Clothes Closet Have Outgrown Their Current Location**

Over the last few years, the Interfaith Food Pantry and Clothes Closet have been looking for a new home because they have outgrown their current location, a city-owned building on Flinn St. Because they have been our tenant for many years, City staff have been assisting them to find a new location. Having the City as their landlord, providing them a rent-free space with free utilities, has been a key to their survival and success in meeting the needs of those in our community experiencing food insecurity. However, presently, the size of the need in our community and the space needed to store the amount of donations they are receiving exceed the capacity of their current location.

The Food Pantry and Clothes Closet have toured the facility and shared the information with their board. All unanimously agree to the suitability of the facility for their operations and for their clients, a high

concentration of which reside at Batavia Apartments. This location would put these resources much closer to these clients than the current location.

Moving the food pantry out of their current location would also provide the opportunity demolish their current building and adjust the trajectory of the bike path in this area to make it safer for pedestrians and bikers.

### **Other Community Organizations Could Share the Space**

The Food Pantry has mentioned their willingness to share the new space with other community service organizations. This would provide opportunities for integration of services. For example, allowing RSVP to have space for their office in the same location would assist with the coordination of rides for seniors to shop at the pantry or have their groceries delivered.

### **A Permanent Home for the Toy Drive**

The Batavia Access Toy Drive that serves hundreds of families in our community each year does not have a permanent home. For several years, when the City owned the First Baptist Church, it was easy to loan them this space year-round to store and collect toys for the upcoming Christmas. Since 2016, when the church became uninhabitable and was later torn down, the City has felt a responsibility to find alternative spaces for the toy drive to host its operations.

For the last several years, the toy drive has been nomadic, changing locations almost every year. The first year, through the generosity of Batavia Enterprises, the toy drive was moved to the former Walgreens for the first two Christmases. Then, after Riverside Pizza moved in, the toy drive moved to what are now Kane County's offices at S. Water St. and First St (also owned by BEI). After the County moved into their offices, the Toy Drive moved to the Newton House (another BEI property). Now that Gia Bella has moved into the Newton House, the Toy Drive was using Acosta's to store the toys (through the generosity of the Batavia Methodist Church which owns that building), but the toy drive organizers determined it would not work for the distribution at Christmas. As luck would have it, the new owners of the former Sam's Club were willing to donate some of their vacant space for this year's distribution. However, they are working with several different potential tenants, and we do not know whether they would permit the traditional toy distribution which would have meant allowing several hundred people in the building. Currently, there is no site for the toy drive distribution in 2021.

The building under consideration has enough room to both store the toys and host the distribution of the toys at Christmas and would alleviate the risk of disrupting this 73 year tradition in the City of Batavia for lack of space.

### **Financing the Purchase of the Building**

If the City were to purchase the building, we would issue \$5 million in GO bonds that would cover both the cost of the purchase of the building and buildout of the Public Works area. We also need to identify the source of revenue to service the debt. Given that the building will become a community center that addresses a variety of needs of residents, staff recommends an increase to the property tax levy as the source of funding. Finance has calculated the increase to our tax rate would be from 73.9 to 77.1 cents or an additional 3.2 cents. For the owner of a home worth \$300,000 this would amount to an increase of \$24.40 for 20 years.

The Food Pantry has indicated they would cover the costs of their buildout.