



**NOTICE OF SPECIAL MEETING
OF THE CITY COUNCIL OF THE CITY OF GENEVA**

AGENDA

NOTICE IS HEREBY GIVEN that the City Council of the City of Geneva shall conduct a special meeting on Monday, April 8, 2024 at 7pm. The special meeting will be held at City Hall Council Chamber, 109 James Street, Geneva, Illinois for the purpose of the following items:

1. Items of Business
 - a. Recommend Approval of Resolution No. 2024-40 Proposing Redevelopment Plan and Project for Southeast Master Plan and Adoption of Tax Increment Financing, Scheduling Public Hearing and Joint Review Board.
2. Closed Session on Pending Litigation 5 ILCS 120/2(c)(11)
3. Open Session Recommending Approval of Workers' Compensation Settlement Claim.
4. Public Comment

When recognized by the Chair, proceed to the podium, state your name for the record, and provide your public comments. Please understand this is your time to be heard and the public body's time to listen. No discussion or debate will follow.
5. New Business
6. Adjournment

Wicki Kellie

City Clerk

ADA Compliance: Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City at least 48 hours in advance of the scheduled meeting in person at 22 S. First Street, Geneva, IL or by telephone at 630.232.7494. Every effort will be made to allow for meeting participation. Notice of this meeting was posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

This notice has been posted at City Hall, City of Geneva, 22 South First Street, Geneva, Illinois on April 4, 2024 and has been tendered to members of the media requesting notices of public meetings.



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item:	Proposing Redevelopment Plan and Project for Southeast Master Plan and Adoption of Tax Increment Financing, Scheduling Public Hearing, Joint Review Board		
Presenter & Title:	Cathleen Tymoszenko, Economic Development Director		
Date:	April 8, 2024		
Please Check Appropriate Box:			
<input type="checkbox"/>	Committee of the Whole Meeting	<input type="checkbox"/>	Special Committee of the Whole Meeting
<input type="checkbox"/>	City Council Meeting	<input checked="" type="checkbox"/>	Special City Council Meeting
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Other -
Associated Strategic Plan Goal/Objective: EV:II			
Estimated Cost: \$	Budgeted?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Other Funding? <input type="checkbox"/> Yes <input type="checkbox"/> No
<i>If "Other Funding," please explain how the item will be funded:</i>			
Executive Summary:			
<p>The City has been planning for eastern expansion to the County line for decades. In 2012, the Southeast Master Plan (SEMP) was adopted. The plan describes the City’s vision for the future of the area; expectations for development and redevelopment; and recommendations on land use, road connections, utility extensions, access and circulation, transit, and open space. The City’s Strategic Plan includes the Economic Development Objective to develop a resilient local economy through the development of new commercial and industrial opportunity to add to the City’s tax base. Expansion and diversification of the tax base is consistently ranked as a top priority by City Council each year. Action Items include completion of annexation, public/private partnership and the Kautz Road extension (from RT 38 to Fabyan).</p> <p>Implementation of the SEMP has required a series of activities to ready the site for development including attracting developers and acquiring property, site investigation, land planning and engineering, annexations, acquiring off site easements, planning for utility expansions and extensions, seeking grants, and defining parameters for a public-private partnership. To further development, the SEMP identified tax increment financing as a key funding strategy. As the project moves to the next stage of review, it is time to begin the process of reviewing the proposed TIF 4. The proposed Southeast Master Plan (TIF 4) Redevelopment Project Area Eligibility Report and Redevelopment Plan and Project is on file. The next step is for the City Council to adopt a Resolution to further public review of the Plan including setting the date for the public hearing and taxing bodies meeting (Joint Review Board).</p>			
Attachments: <i>(please list)</i>			
<ul style="list-style-type: none"> • Resolution 			
Voting Requirements:			
<p><i>This motion requires a simple majority of affirmative votes for passage. (Mayor and City Council)</i></p> <p><i>The Mayor may vote on three occasions: (a) when the vote of the alderpersons has resulted in a tie; (b) when one half of the alderpersons elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>			
Recommendation / Suggested Action: <i>(how the item should be listed on agenda)</i>			
<p>Recommend Approval of Resolution Proposing Redevelopment Plan and Project for Southeast Master Plan and Adoption of Tax Increment Financing, Scheduling Public Hearing and Joint Review Board.</p>			

CITY OF GENEVA
RESOLUTION NO. 2024-40

PROPOSING A REDEVELOPMENT PLAN AND PROJECT FOR, AND THE DESIGNATION OF, THE SOUTHEAST MASTER PLAN (TIF 4) REDEVELOPMENT PROJECT AREA AND THE ADOPTION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR SCHEDULING A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING

WHEREAS, the City of Geneva (the “City” or “Geneva”) is a non-home rule municipality as described in Section 7 of Article VII of the 1970 Constitution of the State of Illinois;

WHEREAS, pursuant to Section 11-74.4-4.2 of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (the “TIF Act”), the City is considering establishing a redevelopment project area (a “TIF District”) over the real property legally described on Exhibit A and generally depicted on Exhibit B (as the “Proposed RPA Boundary”) attached to this Resolution (the “Redevelopment Area”) to induce the revitalization of the Redevelopment Area;

WHEREAS, the City has commissioned a study by SB Friedman Development Advisors, LLC (“SBF”) to determine whether the Redevelopment Area meets the qualifications for establishing a TIF District;

WHEREAS, SBF has delivered a report to the City in which SBF concludes that the Redevelopment Area qualifies as a “blighted area” for vacant land and as a “conservation area” for improved land under the TIF Act and therefore qualifies to be a TIF District (the “Eligibility Report”);

WHEREAS, SBF has also prepared a plan for the redevelopment of the Redevelopment Area in accordance with the TIF Act (the “Redevelopment Plan and Project”);

WHEREAS, the Eligibility Report and the Redevelopment Plan and Project have been on file and available at the Geneva City Hall since March 28, 2024;

WHEREAS, to continue its consideration of the establishment of a TIF District within the Redevelopment Area, the Mayor and City Council of the City (the “Corporate Authorities”) have determined that it is in the best interest of the City to initiate the process for establishing a TIF District within the Redevelopment Area, including (i) the convening of a meeting of the Joint Review Board and (ii) setting of a time and place for a public hearing on the establishment of a TIF District and consideration of the Eligibility Report and the Redevelopment Plan and Project;

WHEREAS, pursuant to the TIF Act, the City is required to provide notice of such meeting and hearing, establish certain “interested parties” registries, and adopt registration rules for such registries and the City further desires to acknowledge certain disclosures under the TIF Act;

WHEREAS, the City desires to adopt this resolution in order to comply with such requirements of the TIF Act; now, therefore:

BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF GENEVA;

SECTION 1. The above recitals are incorporated herein and made a part hereof.

SECTION 2. The Joint Review Board is hereby established pursuant to Section 11-74.4-5 of the TIF Act. The Joint Review Board shall consist of the City Administrator, or designee, one representative of the public, and one representative chosen by each of the following tax districts that have authority to directly levy taxes on the real property located within the Redevelopment Area:

1. Geneva Park District;
2. Geneva Community Unit School District 304;
3. Geneva Township;
4. Geneva Public Library District;
5. Waubensee College 516;
6. Kane County

The City will deliver notice as required by the TIF Act of the time and place of the meeting of the Joint Review Board, which meeting will occur on, April 30, 2024, at 10:00 a.m. at City Hall.

SECTION 3. The Corporate Authorities hereby establish June 3, 2024, at 7:00 p.m. as the date and time for a public hearing on the establishment of a TIF District within, and the consideration of the Redevelopment Plan and Project for, the Redevelopment Area. At such hearing, the Corporate Authorities shall also consider (but not yet adopt) (i) an ordinance approving the Redevelopment Plan and Project and the Eligibility Report, (ii) an ordinance approving a TIF District within the Redevelopment Area, and (iii) an ordinance approving the use of tax increment financing within the Redevelopment Area. The public hearing will be held at Geneva City Hall, 109 James Street, Geneva, Illinois. The Corporate Authorities hereby reserve the right to continue the hearing to a later date and time without further published notice, should a continuance become necessary.

SECTION 4. The City Administrator, and designees, are authorized and directed to cause all public notices required under the TIF Act or other applicable law to be issued, delivered, published, and provided, and to take all other actions necessary or desirable for the City's consideration of the establishment of a TIF District within the Redevelopment Area.

SECTION 5. The City Clerk or designee is hereby authorized and directed to create an "interested parties" registry in accordance with Section 11-74.4-4.2 of the TIF Act for the potential TIF District within the Redevelopment Project Area (the "Registry"). The Registry will comply with Rules Adopted by City of Geneva Ordinance No. 2002-91 as generally depicted on Exhibit C.

SECTION 6. If any provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this Resolution.

SECTION 7. All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

SECTION 8. This Resolution shall be in full force and effect immediately upon its passage.

Passed by the Corporate Authorities inclusive of its City Council and Mayor of the City of Geneva, Kane County, Illinois this 8th day of April, 2024.

AYE: ____ NAYS: ____ ABSENT: ____ ABSTAINING: ____ HOLDING OFFICE: ____

APPROVED by me as the Mayor of the City of Geneva, Kane County, Illinois this 8th day of April, 2024.

Kevin Burns, Mayor

ATTEST:

Vicki Kellick
City Clerk

Exhibit A
Proposed RPA Boundary Legal Description

OF PROPERTY DESCRIBED AS:

PART OF THE SOUTH HALF OF SECTION 1 AND PART OF SECTION 12, ALL IN TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 12; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 BEING ON AN ASSUMED BEARING OF NORTH 00 DEGREES 24 MINUTES EAST 644.4 FEET; THENCE NORTH 08 DEGREES 04 MINUTES 00 SECONDS EAST 588.19 FEET;

THENCE NORTH 80 DEGREES 22 MINUTES 40 SECONDS WEST 173.00 FEET; THENCE SOUTH 08 DEGREES 50

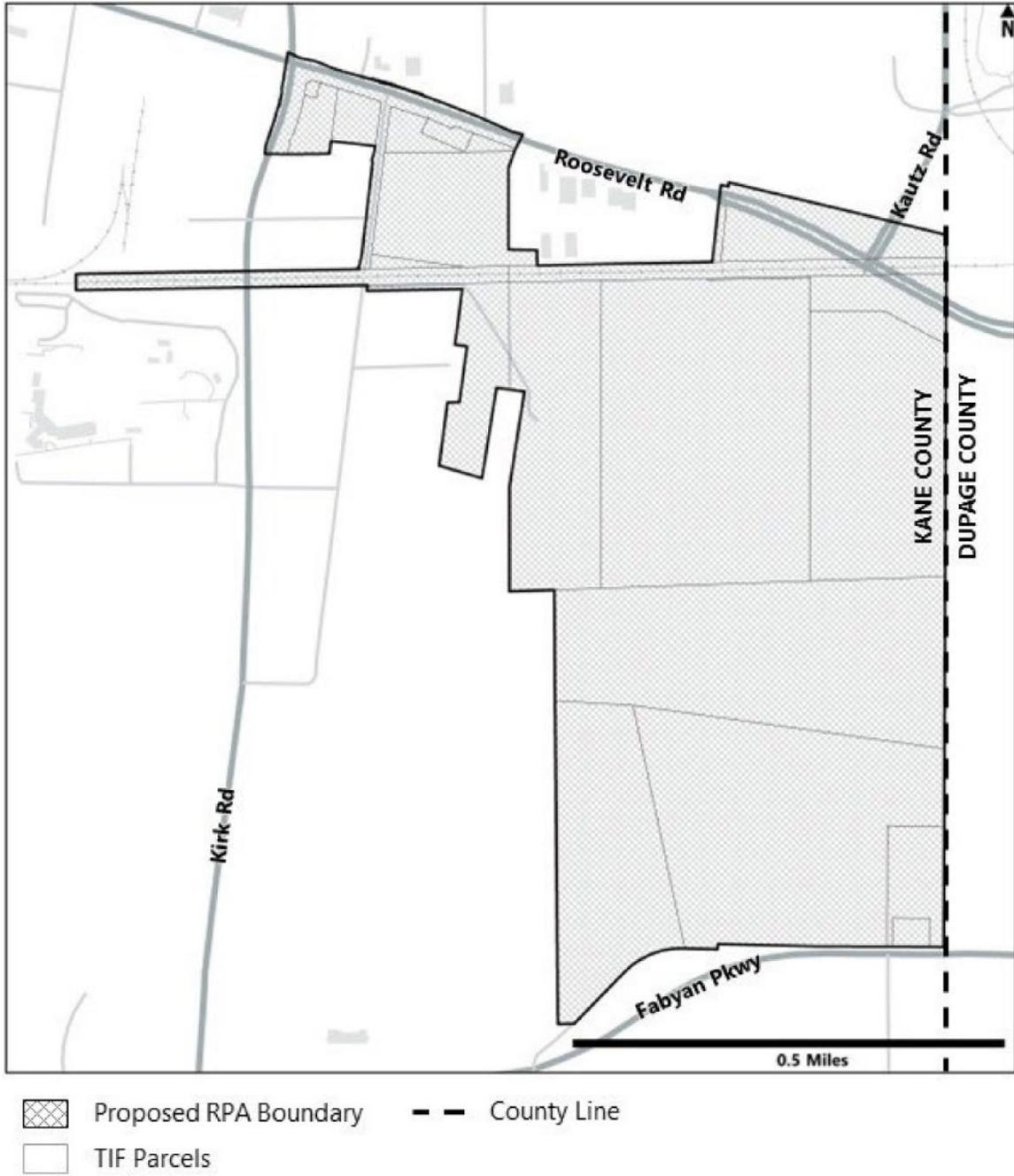
MINUTES 30 SECONDS WEST 563.00 FEET; THENCE NORTH 72 DEGREES 31 MINUTES WEST 256.5 FEET; THENCE NORTH 08 DEGREES 17 MINUTES EAST ALONG A LINE KNOWN AS LINE "A", A DISTANCE OF 390 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 27 SECONDS EAST 75.75 FEET; THENCE NORTH 07 DEGREES

57 MINUTES 13 SECONDS EAST 344.32 FEET; THENCE NORTH 82 DEGREES 02 MINUTES 48 SECONDS WEST

74.88 FEET TO SAID LINE "A"; THENCE NORTH 08 DEGREES 17 MINUTES EAST ALONG SAID LINE "A", A DISTANCE OF 356.44 FEET TO A LINE DRAWN PARALLEL WITH AND 35 FEET SOUTH OF (AS MEASURED ALONG THE EASTERLY LINE OF OLD KIRK ROAD) THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY; THENCE WESTERLY ALONG SAID PARALLEL LINE TO THE WESTERLY RIGHT OF WAY LINE OF SAID OLD KIRK ROAD; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF OLD KIRK ROAD TO THE SOUTH RIGHT OF WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILWAY; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH RIGHT OF WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILWAY; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF CHICAGO AND NORTHWESTERN RAILWAY (100 FEET WIDE) TO THE WESTERLY RIGHT OF WAY LINE OF SAID OLD KIRK ROAD; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF OLD KIRK ROAD TO THE NORTH LINE OF PROPERTY DESCRIBED IN DOCUMENT NUMBER 2019K032117; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF PROPERTY DESCRIBED IN DOCUMENT NUMBER 2006K111480; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID PROPERTY BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE WEST ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER TO THE WESTERLY RIGHT OF WAY LINE OF KIRK ROAD; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF KIRK ROAD TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF ROOSEVELT ROAD (ILLINOIS ROUTE 38); THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF ROOSEVELT ROAD (ILLINOIS ROUTE 38) TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF PROPERTY DESCRIBED IN DOCUMENT 2010K042927; THENCE SOUTHERLY ALONG SAID WEST LINE OF PROPERTY DESCRIBED IN DOCUMENT 2010K042927 TO THE SOUTHWEST PROPERTY CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID PROPERTY TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF PROPERTY DESCRIBED IN DOCUMENT NUMBER 2018K047382 TO THE SOUTHWEST CORNER THEREOF BEING ON THE NORTH RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT NUMBER 470909; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PROPERTY PER DOCUMENT NUMBER 470909 AND ITS WEST LINE EXTENDED NORTHERLY TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 38 PER COURT CASE 81ED05; THENCE SOUTH 77 DEGREES 00 MINUTES 34 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT NUMBER 94K044475; THENCE

NORTH 02 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID PROPERTY TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 38 PER PLAT OF HIGHWAY JOB NO. R91-030-09; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE PER PLAT OF HIGHWAY AND ITS EASTERLY EXTENSION, BEING 85 FEET NORTHERLY OF AND PARALLEL WITH THE FORMER CENTERLINE OF SAID ILLINOIS ROUTE 38, TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH ALONG SAID EAST LINE OF THE NORTHEAST QUARTER TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SOUTH QUARTER OF SAID SECTION 12 TO THE NORTH RIGHT OF WAY LINE OF FABYAN PARKWAY; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF FABYAN PARKWAY TO THE NORTHERLY EXTENSION OF THE EAST LINE OF PROPERTY DESCRIBED IN DOCUMENT 2020K008913; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF EAST LINE 33.0 FEET TO THE CENTERLINE OF OLD AVERILL ROAD (NOW VACATED); THENCE WESTERLY ALONG SAID CENTERLINE TO THE SOUTH LINE OF SECTION 12; THENCE WEST ALONG SAID SOUTH LINE OF SECTION 12 TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT NUMBER 2013K007836; THENCE NORTH 00 DEGREES 36 MINUTES EAST ON AN ASSUMED BEARING ALONG AN OLD FENCE LINE 738.10 FEET; THENCE NORTH 00 DEGREES 26 MINUTES EAST AN ASSUMED BEARING ALONG AN OLD FENCE LINE 1215.40 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT 2019K063153; THENCE NORTH ALONG THE WEST LINE OF SAID PROPERTY TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE WEST ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

Exhibit B



Source: City of Geneva, Esri, Kane County, SB Friedman

Exhibit C

NOTICE-CITY OF GENEVA

TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA REGISTRATION FOR INTERESTED PARTIES REGISTRY

Pursuant to Section 5/11-74.4-4.2 of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-4.1 *et seq.*) (the “Act”), the City of Geneva (the “City”) is required to establish an Interested Parties Registry (“Registry”) for each Tax Increment Financing (“TIF”) Redevelopment Project Area created pursuant to the Act, whether existing as of the date of this notice or hereinafter established. The City has adopted a Resolution authorizing the establishment of such registries by the City Clerk (“Clerk”) and adopting registration rules for such registries. The purpose of this notice is to inform interested parties of the registries and registration rules and to invite interested parties to participate in the Registry of a Redevelopment Project Area(s) in the City.

Any resident or organization active within the City and interested in obtaining information pertaining to activities within a particular Redevelopment Project Area(s) is entitled to register in the appropriate Registry. Organizations include, but are not limited to, the following: businesses, business organizations, civic groups, not-for-profit corporations and community organizations.

An Interested Parties Registry has been or shall be created for the following proposed TIF Redevelopment Project Area:

Southeast Master Plan Redevelopment Project Area (TIF 4)

A resident or organization active within the City seeking to register as an Interested Party with respect to the above-listed Redevelopment Project Area must complete a registration form, available at the Office of the City Clerk located at the City Hall, 22 South First Street, Geneva, Illinois 60134. Completed forms may be returned by mail or in person to the Clerk.

Upon registration, Interested Parties will be entitled to receive all notices and documents required to be delivered under the Act with respect to the Redevelopment Project Area. The Clerk or designee will provide written notice to the registrant confirming such registration. If the Clerk or designee determines that a registrant’s registration form is incomplete or does not comply with the registration rules adopted by the City, the Clerk or designee will give written notice to the registrant specifying the defects. The registrant will be entitled to correct any defects and resubmit a new Registration Form. An Interested Party’s registration will remain effective for a period of three years. Rules for the renewal or amendment of an Interested Party’s registration are included with the Registration Form that may be obtained as described herein.

The Registry will be available for public inspection at the office of the Clerk during normal business hours. The Registry will include the name, address and telephone number of each Interested Party or, in the case of an organization, a contact person for each Interested Party.

Interested Parties will be sent the notices and other information to which they are entitled under the Act with respect to the applicable Redevelopment Project Area.

Registration forms can be picked up at the Office of the City Clerk, 22 South First Street, Geneva, Illinois 60134. Registration forms will not be mailed or faxed. For more information, please call the Office the City Clerk at (630) 232-7494.



**GENEVA SOUTHEAST MASTER PLAN
REDEVELOPMENT PROJECT AREA (TIF #4)
INTERESTED PARTIES REGISTRATION FORM**

The City of Geneva maintains a list of interested parties for the Southeast Master Plan Redevelopment Project Area (RPA) Tax Increment Financing (TIF) District (currently under consideration). This form allows the interested parties to receive updates and information on the activity in the TIF District. The RPA consists of 20 tax parcels and is roughly bounded by Roosevelt Road, Fabyan Parkway, the DuPage County/Kane County border, and Kirk Road. The RPA covers approximately 297 acres of land of which approximately 224 acres are vacant, 38 acres are improved, approximately 13 acres are railroad, and approximately 22 acres are right-of-way.

Registration for City Residents: If you are a City of Geneva resident and would like to register on the Interested Parties Registry for the Southeast Master Plan Redevelopment Project Area (TIF) District (currently under consideration), please complete Part A of this form.

Registration for Organizations: If your organization is active in the City of Geneva and would like to register on the Interested Parties Registry for the Southeast Master Plan Redevelopment Project Area (TIF) District (currently under consideration), please complete Part B of this form.

PART A: REGISTRATION FOR CITY RESIDENTS (Please Print)

Name _____
Street Address _____
Zip Code _____ Telephone _____
Email _____

Are you a resident?	Yes	No
Are you a property owner in the district?	Yes	No

PART B: REGISTRATION FOR ORGANIZATIONS

Organization Name _____
Contact Name _____
Street Address _____
City _____ State _____ Zip Code _____
Telephone _____
Email _____
Website _____

Please return form to:

City of Geneva City Clerk
c/o Economic Development Department
22 South First Street
Geneva, IL 60134

Signature/Title _____ Date _____