



Geneva Community Unit School District 304

TO: Board of Education
FROM: Dr. Andy Barrett, Superintendent
RE: City of Geneva East State Street TIF (TIF 2) Resolution
DATE: August 28, 2023

We learned on August 16th administration at the City of Geneva would be seeking a (12) twelve-year extension to the [East State Street TIF \(TIF #2\)](#) . City Administration made a presentation to the City Council this past Monday. I have summarized some preliminary information for you below.

TIF 2 was established in 2000. By statute, a TIF can remain in place up to twenty-three years. Thus, this TIF should expire at the end of this year. Upon learning about the proposal to extend TIF 2 I reached out to Stephanie Dawkins, Geneva City Administrator. Mrs. Dawkins shared that while much of this area has been enhanced in the last twenty-three years, one portion of the project has remained uncompleted. According to Mrs. Dawkins, the completion of roadway and streetscape upgrades to East State Street (Rt. 38) between the Fox River and Kirk Road has been delayed for a variety of reasons. Approximately 40% of the roadway for this project is located within TIF 2. Mrs. Dawkins indicated that the city has been working with the Illinois Department of Transportation (IDOT), who oversees Route 38, since 2003. She shared that a new construction timeline has been established with a letting date of 2024 and an anticipated multi-year project. Given that the new construction timeline and letting date will fall outside of the twenty-three-year TIF 2 window, the city is seeking this extension in an effort to complete the streetscape portion of this project.

On August 21, 2023, the Geneva City Council voted unanimously to pass a resolution seeking a twelve-year extension to this TIF. [I would encourage you to watch a video of the meeting here.](#)

As you may know, the extension of a TIF requires state legislative action. According to representatives from the city, State Senator DeWitte has committed to taking the TIF forward in the upcoming veto session later this fall if the request for extension is accompanied by support from local taxing bodies impacted by this TIF. In practical terms this means that the City Council is now seeking the district's support for this extension.

In the coming weeks the board will need to make a determination regarding the district's formal position on the extension of TIF 2. The city is obviously seeking the district's support on this extension and has asked for formal communication by September 29th, 2023. Given the timeline my recommendation is as follows:

- August 28th Board of Education Meeting:
 - Initial Discussion and Question Generation for District and City Staff
- September 11th Board of Education Meeting:
 - Additional Discussion and Responses to Questions
- September 25th Board of Education Meeting:
 - Final Discussion and Determination of Formal District Position

I will look forward to our upcoming discussions regarding this topic.

