



## **City Council Meeting – Dec. 15, 2025**

### **Council Questions & City Staff Responses**

Before each City Council meeting, questions that have been posed by the City Council relating to the agenda for that evening will be posted to the City's website. Below are the responses to this week's questions.

#### **Agenda Item 8. Municipal Bills for Payment**

*Q. On the bill list, I see Kramer Tree Specialists' (Account 1367) showing with a payment request of \$66,789.18. Where are we regarding payments for the annual contract we have with them? Are we holding funds contingent on the completion of the fall 2025 collection in March 2026, per recent communication? If so, what amount or percentage of the contract have we retained?*

A. Payments have been made for the Brush and Leaf collection services (first and second round leaf pickups) at \$99,685.33 each for a net payment of \$199,370.66 to date, pending tonight. The amount included on the payment list of \$66,789.18 reflects a partial payment for leaf work completed to date, with the balance of \$32,896.15 due upon completion of the third collection.

For reference, at the Feb. 20, 2024, City Council meeting, Resolution 2024-28 authorized a five-year contract with Kramer Tree Specialists in an amount not to exceed \$2,393,837 for Brush and Leaf collection services.

#### **Agenda Item 10. Presentation of Ordinances, Resolutions, Other Items**

**a. Consider Resolution No. 2025-146 Expressing Official Intent Regarding Certain Expenditures To Be Reimbursed from the Geneva Fox River Redevelopment Area (TIF No. 3) Special Tax Allocation Fund in Connection with the Purchase and Adaptive Reuse of 28 N. Bennett St.**

*Q: The Resolution states the "corporate authorities" have reviewed the proposal, but there is not much included in the packet.*

A: The executive summary includes an exhibit with the vision for the project as well as an overview. The project (event venue) is anticipated to be one that will meet a lot of the City Council's goals for economic development, specifically, creating a destination/increasing tourism, as well as one that will work with and create synergy with existing businesses.

This item is only asking the City Council for a green light to review the project. If the review is granted, there will be additional review and discussion.

*Q: If the developer is counting on the TIF to make the project viable, I am assuming they have*

*done their homework and have an idea of exactly what they need in terms of infrastructure.*

A: The City is not promising tax increment financing (TIF) support at this time.

The developer is proposing to purchase the building and make modifications to transform it into an event venue in the character of the images provided.

The Resolution acknowledges the following:

- The property is in a TIF District
- There are preliminary costs to bringing a plan from concept to actual
- Preliminary costs can be considered as part of a future incentive package should one be approved (this is necessary because usually funds spent prior to approval of a redevelopment agreement are not eligible for funding).

Approval will encourage the developer to take the next step and go from concept to actual plans. In other words, spend money now to create a solid plan, and we will consider reimbursing you for these costs in the future should an incentive package be approved.