

A Win-Win Proposition

A proactive partnership to save taxpayers significant money and improve public services



Background

- Beginning in 2024, the City of Batavia initiated a comprehensive assessment of its facilities, starting with the Batavia Police Department.
 - The current police facility is located within the JDS Government Center at 100 N Island Ave.
 - The last renovation of the current facility occurred in the late 1990s. Since then, there have been extensive changes to policing. These especially include training, social services and community engagement.
 - To carry out the assessment, the city has engaged FGMA Architects, known for their extensive experience in evaluating, designing, and building numerous public facilities in the area, including the St. Charles Police Department.
 - FGMA conducted interviews with police personnel, administrative staff, IT staff, and others to gain insights into the requirements of a contemporary police department. Additionally, staff members visited other facilities for comparison.

Space Needs Analysis Key Findings

- Overall:
 - Deficit in training spaces including meeting rooms, defensive tactics, and victim services.
 - Significantly increased training requirements with Safe-T Act has made this a large issue. Batavia Police prides itself on rigorous and regular training.
 - Deficit in evidence processing and storage.
 - We do not have enough evidence storage to keep all required evidence for as long as we need to.
 - We do not have appropriate evidence processing, potentially causing chain of custody issues.
 - Deficit in officer and staff wellness and support spaces.
 - Deficit in storage.
 - No community policing spaces.

Space Needs Analysis Key Findings

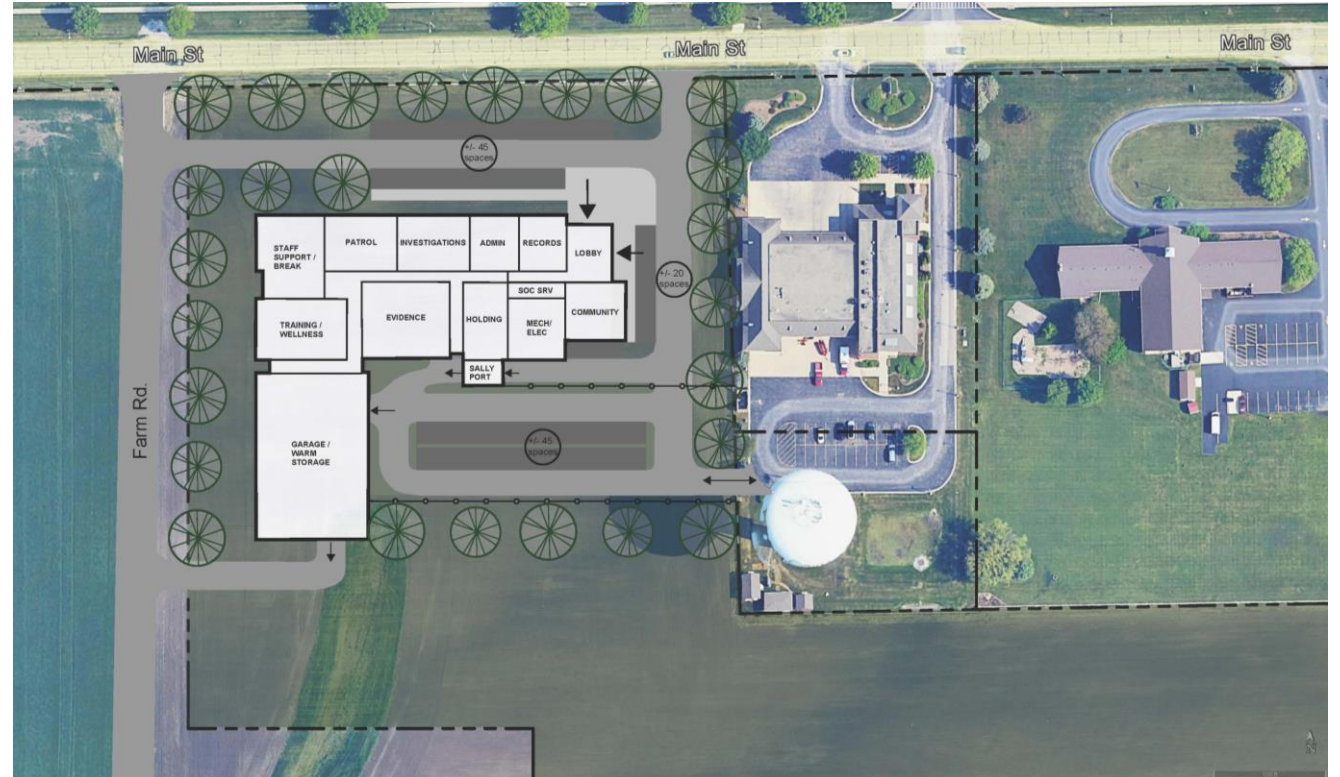
- Current Building Size:
 - 28,000 Sq. Ft.
- Essential Building Size:
 - 44,600 Sq. Ft.
- Optimal Building Size:
 - 65,600
- Required Land Needed:
 - 5 Acres
 - Current site is not viable for expansion. Historic building limits additions or modifications. Peninsula poses access and security risks.

Locational Considerations

- The location of a police department is governed by building codes, as well as response time preferences and access to major roadways.
 - The current site cannot be redeveloped into a police department that meets the city's long-term needs.
 - Available parcels of 5 acres are uncommon in central Batavia.
 - Roadway layouts, single bridge, and traffic significantly impact locational considerations. We also consider how railroad at-grade crossings can impact response times.
 - Building is prohibited by FEMA from being in a floodplain.

The Mooseheart Site

- The **single most ideal location** is at the corner of Main Street and Farm Road on property currently owned by Mooseheart.
 - An annexation agreement between the City and Mooseheart secured 20 acres of land at the Mooseheart property for the Park District.
 - The Park District takes ownership of the property in two instances:
 - The broader Mooseheart property is developed.
 - In 2031.
 - Benefits to site:
 - Main Street is a collector road relatively close to Randall (N/S access)
 - Creates a unified public safety campus, improves city resiliency, improves IT/Networking, improves emergency response times, improves Emergency Operations Center.
 - Proximity to high school for additional security and deterrence.



The Ask

- The City of Batavia and Park District Leadership talked with Mooseheart in Summer 2025. Mooseheart expressed a willingness to consider a request to re-open the annexation agreement to provide the land early if the City and Park District can agree to provide ~5 acres to the Police Department, and 15 acres to the Park District.
- The City is open and willing to make significant cash or other contributions desired by the park district to facilitate the early acquisition, and to buy ~5 acres to the city for a police facility.

Why the urgency?

- The City of Batavia expects the costs of a modern police department to be at or above \$50 million. This will be bonded and funded via sales taxes and property taxes.
- Inflation projections from our cost estimator, Leopardo, estimate 6-8 percent annual construction inflation.
 - On a project of this scale, this amounts to \$3-4 million per year in inflation alone.
 - With all the needs the city and partners have, it would be fiscally irresponsible for the city to not approach this project with urgency.

A path forward

- We understand and respect the Park District's need to conduct master planning, just as we do.
- We understand that the Park District does not know how much land it will need to conduct all desired activities.
- We seek an agreement that allows for the City to move ahead rapidly with the construction of a police facility at Mooseheart in exchange for a significant benefit in compensation for the land.

What we have to offer

- The City hopes to alleviate any concerns by being willing and able to:
 - Pay fair market value for the land, reducing any referendum amount and providing cash up front.
 - Provide additional land the city owns to the park district via a land swap.
 - Install EV Chargers at Park District facilities.
 - Construct utility improvements for a future park district facility.
 - Maintenance of land until park district desires to take possession.
 - Other desires that move the needle forward. We are very open to suggestions.

Questions?