

From: Jay Garcia
Sent: Tuesday, April 07, 2026 8:51:29 AM
To: Tymoszenko, Cathleen
Subject: Re: TIF Assistance Request - 223 E State St

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Fantastic news, thank you! I think Tuesday works better for me. Let's pencil in 2:00PM?

Thank you

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Monday, April 6, 2026 8:46 PM
To: Jay Garcia <jay@altezagroup.com>
Subject: RE: TIF Assistance Request - 223 E State St

Hi Jay,
The TIF Inducement Resolution was approved!

Regarding a meeting, I have a pretty tight schedule this week but am more flexible next week. I can meet anytime in the afternoon- Mon, Tues, Wed or Thursday afternoon would work well. Let me know if that works or if it needs to be sooner.

Thanks, Cathleen

Cathleen Tymoszenko
Director of Economic Development

City of Geneva, Illinois
Economic Development
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4201
ctymoszenko@geneva.il.us

From: Jay Garcia <jay@altezagroup.com>
Sent: Monday, April 6, 2026 12:51 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: TIF Assistance Request - 223 E State St

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Hi Cathleen,

Thank you for sending this. If it's for internal use, my direct mobile line is My office line is

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We already had one general contractor reach out to us to inquire about the project.

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From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Monday, April 6, 2026 12:43 PM
To: Jay Garcia <jay@altezagroup.com>
Subject: RE: TIF Assistance Request - 223 E State St

Hi Jay,

I could not find your phone number. Can you send?

The Resolution specifies Alteza Group, LLC. So after you form the new LLC we will have to document that the individuals in each entity are the same for the authorization to transfer.

Below is a link to the Agenda.
<https://www.geneva.il.us/AgendaCenter/ViewFile/Agenda/04062026-2681>
I'll let you know how it goes tonight.

Thanks, Cathleen

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22 South First Street, Geneva, IL 60134
Desk: 630.232.0000, 4201
ctymoszenko@geneva.il.us

From: Jay Garcia <jay@altezagroup.com>
Sent: Thursday, April 2, 2026 12:39 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: TIF Assistance Request - 223 E State St

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Hi Cathleen,

The ownership entity will be **1867 Residencia LLC**, but has not been formed yet (in process). For now, you can use:

Alteza Group LLC, or assigns

Thank you

Jay

Office: (847) 616-4707
Direct: (312) 825-6490
jay@altezagroup.com
www.altezagroup.com



From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Wednesday, April 1, 2026 1:25 PM
To: Jay Garcia <jay@altezagroup.com>
Subject: RE: TIF Assistance Request - 223 E State St

Hi Jay,

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22 South First Street, Geneva, IL 60134
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ctymoszenko@geneva.il.us

From: Jay Garcia <jay@altezagroup.com>
Sent: Tuesday, March 31, 2026 10:27 AM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
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From: Tymoszenko, Cathleen
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From: Tymoszenko, Cathleen
Sent: Monday, April 06, 2026 7:03:28 PM
To: DeGroot, David; Buesing, Matthew
Subject: Fwd: TIF Assistance Request - 223 E State St

FYI-

Cathleen Tymoszenko
Economic Development Director
City of Geneva
22 S. First Street
Geneva, IL 60134

Begin forwarded message:

From: Jay Garcia <jay@altezagroup.com>
Date: April 6, 2026 at 12:51:46?PM CDT
To: "Tymoszenko, Cathleen" <ctymoszenko@geneva.il.us>
Subject: Re: TIF Assistance Request - 223 E State St

?

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Desk: [630.232.0000.4201](tel:630.232.0000.4201)
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Thank you

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Direct: (312) 825-6490
jay@altezagroup.com
www.altezagroup.com



AL7

From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>

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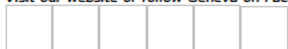
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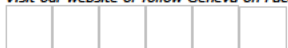
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From: Jay Garcia
Sent: Monday, April 06, 2026 12:51:41 PM
To: Tymoszenko, Cathleen
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To: Jay Garcia <jay@altezagroup.com>
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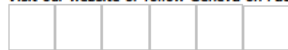
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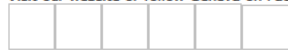
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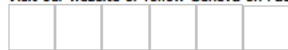
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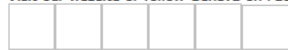
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The City of Geneva, Illinois Since 1835

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If you have a FOIA (Freedom of Information Act) request please send that request via email to FOIA@geneva.il.us.
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Please do not print this email unless it is absolutely necessary.

From: Tymoszenko, Cathleen
Sent: Monday, April 06, 2026 12:43:23 PM
To: 'Jay Garcia'
Subject: RE: TIF Assistance Request - 223 E State St

Hi Jay,

I could not find your phone number. Can you send?

The Resolution specifies Alteza Group, LLC. So after you form the new LLC we will have to document that the individuals in each entity are the same for the authorization to transfer.

Below is a link to the Agenda.

<https://www.geneva.il.us/AgendaCenter/ViewFile/Agenda/04062026-2681>

I'll let you know how it goes tonight.

Thanks, Cathleen

Cathleen Tymoszenko

Director of Economic Development

City of Geneva, Illinois
Economic Development
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000.4201
ctymoszenko@geneva.il.us

From: Jay Garcia <jay@altezagroup.com>
Sent: Thursday, April 2, 2026 12:39 PM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: Re: TIF Assistance Request - 223 E State St

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Cathleen,

The ownership entity will be 1867 Residencia LLC, but has not been formed yet (in process). For now, you can use:

Alteza Group LLC, or assigns

Thank you

Jay

Office: (847) 616-4707
Direct: (312) 825-6490
jay@altezagroup.com
www.altezagroup.com



From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Wednesday, April 1, 2026 1:25 PM
To: Jay Garcia <jay@altezagroup.com>
Subject: RE: TIF Assistance Request - 223 E State St

Hi Jay,

I am finalizing the documents to get on the April 6th agenda. Just need some additional information: legal name of the entity purchasing the property and will it be the same entity developing the project?

As soon as I finish, I will send you a copy and we can set a time to meet. You do not need to attend April 6.

Thanks, Cathleen

Cathleen Tymoszenko

Director of Economic Development

City of Geneva, Illinois
Economic Development
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000.4201
ctymoszenko@geneva.il.us

From: Jay Garcia <jay@altezagroup.com>
Sent: Tuesday, March 31, 2026 10:27 AM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: TIF Assistance Request - 223 E State St

CAUTION: This email originated from outside the City of Geneva. Exercise caution when opening attachments or on clicking links from unknown senders.

Good Morning Cathleen,

We have our preliminary financial analysis complete for the project. I would like to sit down with you to review our approach and discuss the assumptions we are making. What does your availability look like?

Also, is the TIF inducement resolution on track to be presented on April 6th? Unless you feel my attendance is necessary, I will skip this meeting and let you handle the introduction to City Council.

Thank you

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Please do not print this email unless it is absolutely necessary.

From: Jay Garcia
Sent: Thursday, April 02, 2026 12:39:17 PM
To: Tymoszenko, Cathleen
Subject: Re: TIF Assistance Request - 223 E State St

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Hi Cathleen,

The ownership entity will be **1867 Residencia LLC**, but has not been formed yet (in process). For now, you can use:

Alteza Group LLC, or assigns

Thank you

Jay

Office: (847) 616-4707
Direct: (312) 825-6490
jay@altezagroup.com
www.altezagroup.com



From: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Sent: Wednesday, April 1, 2026 1:25 PM
To: Jay Garcia <jay@altezagroup.com>
Subject: RE: TIF Assistance Request - 223 E State St

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As soon as I finish, I will send you a copy and we can set a time to meet. You do not need to attend April 6.

Thanks, Cathleen

Cathleen Tymoszenko
Director of Economic Development

City of Geneva, Illinois
Economic Development
22 South First Street, Geneva, IL 60134
Desk: 630.232.0000. 4201
ctymoszenko@geneva.il.us

From: Jay Garcia <jay@altezagroup.com>
Sent: Tuesday, March 31, 2026 10:27 AM
To: Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>
Subject: TIF Assistance Request - 223 E State St

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Good Morning Cathleen,

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Please do not print this email unless it is absolutely necessary.

From: Tymoszenko, Cathleen
Sent: Wednesday, April 01, 2026 4:25:51 PM
To: Fornari, Jeanne; McCready, Benjamin
Subject: Agenda Item

To City Council.

Thanks, Cathleen

Cathleen Tymoszenko
Director of Economic Development

City of Geneva, Illinois
Economic Development
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) [4201](tel:4201)
ctymoszenko@geneva.il.us

From: Burns, Kevin
Sent: Thursday, March 26, 2026 5:20:56 PM
To: DeGroot, David
Cc: Voigt, Alex
Subject: Re: 223 E State St

Thank you

On Mar 26, 2026, at 2:56?PM, DeGroot, David <ddegroot@geneva.il.us> wrote:

?

Follow up from our discussion earlier, it is the Alteza Group. Our contact has been Jay Garcia.

<https://www.altezagroup.com/>

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) [4301](tel:630.232.0000)
ddegroot@geneva.il.us

From: DeGroot, David
Sent: Thursday, March 26, 2026 2:56:32 PM
To: Burns, Kevin; Voigt, Alex
Subject: 223 E State St

Follow up from our discussion earlier, it is the Alteza Group. Our contact has been Jay Garcia.

<https://www.altezagroup.com/>

David DeGroot

Director of Community Development

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) [4301](tel:4301)
ddsgroot@geneva.il.us

From: VanGyseghem, Bob
Sent: Monday, March 23, 2026 7:52:22 AM
To: Davids, Brian
Subject: FW: Development Staff Agenda - March 24, 2026

Brian,

We need to add sanitary laterals for the development at 223 E. State.

Bob VanGyseghem
Superintendent of Water/WW

City of Geneva, Illinois
Geneva Public Works Department, Water Division
1800 South Street, Geneva, IL 60134
Desk: [630.232.1551](tel:6302321551)
bvangyseghem@geneva.il.us

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Friday, March 20, 2026 4:12 PM
To: Ahern, Timothy <tahern@geneva.il.us>; Antenore, Michael <mantenore@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Davids, Brian <bdavids@geneva.il.us>; Dean, Matthew <mdean@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Hilkemann, Jennifer <jhilkemann@geneva.il.us>; Holton, Aaron <aholton@geneva.il.us>; Javed, Dan <djaved@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>; Orozco, C. Elton <corozco@geneva.il.us>; Reith, Christine <creith@geneva.il.us>; Ruiz, Jose <jruiz@geneva.il.us>; Schultze, Dustin <dschultze@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Voigt, Alex <avoigt@geneva.il.us>
Subject: Development Staff Agenda - March 24, 2026

Good afternoon,

Please find the agenda for next Tuesday's development staff agenda attached. We have several conceptual plans to go over, so if there are any questions about the proposals, please let me know.

Thanks!

Matt Buesing
City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000 4303](tel:63023200004303)
mbuesing@geneva.il.us

From: Landers, Nate
Sent: Monday, March 23, 2026 7:30:40 AM
To: Davids, Brian
Subject: FW: Development Staff Agenda - March 24, 2026

For the potential Fischer Farm development, I can tell you that there will be opposition to the idea of a private drive off of Keslinger Rd which I believe you already know. The concept plan lists it is a common drive.

Nate Landers

Assistant Director of Public Works

City of Geneva, Illinois
Geneva Public Works Department
1800 South Street, Geneva, IL 60134
Desk: [630.232.1503](tel:630.232.1503)
nlanders@geneva.il.us

From: Buesing, Matthew <mbuesing@geneva.il.us>
Sent: Friday, March 20, 2026 4:12 PM
To: Ahern, Timothy <tahern@geneva.il.us>; Antenore, Michael <mantenore@geneva.il.us>; Babica, Rich <rbabica@geneva.il.us>; Byrne, Brian <bbyrne@geneva.il.us>; Davids, Brian <bdavids@geneva.il.us>; Dean, Matthew <mdean@geneva.il.us>; DeGroot, David <ddegroot@geneva.il.us>; Hilkemann, Jennifer <jhilkemann@geneva.il.us>; Holton, Aaron <aholton@geneva.il.us>; Javed, Dan <djaved@geneva.il.us>; Johnson, Lauri <ljohnson@geneva.il.us>; Landers, Nate <nlanders@geneva.il.us>; Malkosky, Jessie <jmalkosky@geneva.il.us>; Orozco, C. Elton <corozco@geneva.il.us>; Reith, Christine <creith@geneva.il.us>; Ruiz, Jose <jruiz@geneva.il.us>; Schultze, Dustin <dschultze@geneva.il.us>; Tymoszenko, Cathleen <ctymoszenko@geneva.il.us>; VanGyseghem, Bob <bvangyseghem@geneva.il.us>; Voigt, Alex <avoigt@geneva.il.us>
Subject: Development Staff Agenda - March 24, 2026

Good afternoon,

Please find the agenda for next Tuesday's development staff agenda attached. We have several conceptual plans to go over, so if there are any questions about the proposals, please let me know.

Thanks!

Matt Buesing

City Planner

City of Geneva, Illinois
Community Development Department
22 South First Street, Geneva, IL 60134
Desk: [630.232.0000](tel:630.232.0000) [4303](tel:630.232.4303)
mbuesing@geneva.il.us

From: Buesing, Matthew

Sent: Friday, March 20, 2026 4:12:02 PM

To: Ahern, Timothy; Antenore, Michael; Babica, Rich; Byrne, Brian; Davids, Brian; Dean, Matthew; DeGroot, David; Hilkemann, Jennifer; Holton, Aaron; Javed, Dan; Johnson, Lauri; Landers, Nate; Malkosky, Jessie; Orozco, C. Elton; Reith, Christine; Ruiz, Jose; Schultze, Dustin; Tymoszenko, Cathleen; VanGyseghem, Bob; Voigt, Alex

Subject: Development Staff Agenda - March 24, 2026

Good afternoon,

Please find the agenda for next Tuesday's development staff agenda attached. We have several conceptual plans to go over, so if there are any questions about the proposals, please let me know.

Thanks!

Matt Buesing

City Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) 4303

mbuesing@geneva.il.us

From: OCARS_Pro@Julie1Call.com
Sent: Thursday, March 19, 2026 8:12:26 PM
To: JULIE
Subject: JULIE GNVA0A 2026/03/19 #00022 A260783171-00A NORM NEW LREQ

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GNVA0A 00022 JULIEa 03/19/26 20:12:26 A260783171-00A NEW NORMAL NOTICE

Dig No : A260783171 Rev : 00A Digstart: 03/24/26 00:00
Rcvd : 03/19/26 20:12 Priority: 2 Expires : 04/23/26 23:59
Org Dig: A260783171 Rcvd: 03/19/26 20:11 Dig by : 04/02/26 23:59

Firm : AG Caller: FRANCISCO GARCIA
CoAddr1: 223 E STATE ST
City,St: GENEVA, IL Zip : 60134
Phone : 312-824-6490 Ext :
Call Bk: Done For : HOMEOWNER
SiteCnt: FRANCISCO GARCIA Phone : 312-825-6490
Email : FRANKIE.JG032@GMAIL.COM

County : KANE Place: GENEVA CIT
Address: 223 E STATE ST
Subdiv : Cross: GARFIELD ST

Grids : T39NR08E02SW

BestFit: 41.887751/-88.299206 41.887507/-88.297359
: 41.886530/-88.299368 41.886286/-88.297520
PreMark: YES Directional Boring: NO Depth>7Ft: NO
Locatn : IN THE CITY OF GENEVA, THE NORTHWEST CORNER PARCEL OF E STATE ST &
: GARFIELD ST.
WrkType: BUILDING DEMOLITION
Extent : PREMARK=VERBAL / SAME AS BELOW
: LOCATE ENTIRE PROPERTY, INCLUDING THE RIGHT OF WAY (ROW) ON E STATE ST
: AND GARFIELD ST.
Remarks: BRC STATUS = INELIGIBLE
: RESPONSE REQUIRED = Y RESPONSE DUE = 03/23/26 23:59:59

Members: AMNM0A ATTD5A COMC0A GNVA0A HBK4A MCI0A MFIB0A NICR0A

View map at:
<https://map.julie1call.com/?TRG=57AqDnFr3q2l8gHYJZ>

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Sent: Thursday, March 19, 2026 8:12:26 PM
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Subject: JULIE GNVA0A 2026/03/19 #00022 A260783171-00A NORM NEW LREQ

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GNVA0A 00022 JULIEa 03/19/26 20:12:26 A260783171-00A NEW NORMAL NOTICE

Dig No : A260783171 Rev : 00A Digstart: 03/24/26 00:00
Rcvd : 03/19/26 20:12 Priority: 2 Expires : 04/23/26 23:59
Org Dig: A260783171 Rcvd: 03/19/26 20:11 Dig by : 04/02/26 23:59

Firm : AG Caller: FRANCISCO GARCIA
CoAddr1: 223 E STATE ST
City,St: GENEVA, IL Zip : 60134
Phone : 312-824-6490 Ext :
Call Bk: Done For : HOMEOWNER
SiteCnt: FRANCISCO GARCIA Phone : 312-825-6490
Email : FRANKIE.JG032@GMAIL.COM

County : KANE Place: GENEVA CIT
Address: 223 E STATE ST
Subdiv : Cross: GARFIELD ST

Grids : T39NR08E02SW

BestFit: 41.887751/-88.299206 41.887507/-88.297359
: 41.886530/-88.299368 41.886286/-88.297520
PreMark: YES Directional Boring: NO Depth>7Ft: NO
Locatn : IN THE CITY OF GENEVA, THE NORTHWEST CORNER PARCEL OF E STATE ST &
: GARFIELD ST.
WrkType: BUILDING DEMOLITION
Extent : PREMARK=VERBAL / SAME AS BELOW
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Remarks: BRC STATUS = INELIGIBLE
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Members: AMNM0A ATTD5A COMC0A GNVA0A HBK4A MCI0A MFIB0A NICR0A

View map at:
<https://map.julie1call.com/?TRG=57AqDnFr3q2l8gHYJZ>

From: Buesing, Matthew

Sent: Friday, March 06, 2026 9:08:15 AM

To: Ahern, Timothy; Antenore, Michael; Babica, Rich; Byrne, Brian; Davids, Brian; Dean, Matthew; DeGroot, David; Hilkemann, Jennifer; Holton, Aaron; Javed, Dan; Johnson, Lauri; Landers, Nate; Malkosky, Jessie; Orozco, C. Elton; Reith, Christine; Ruiz, Jose; Schultze, Dustin; Tymoszenko, Cathleen; VanGyseghem, Bob; Voigt, Alex
Subject: Development Staff Agenda - March 10, 2026

Good morning,

Please see the agenda and associated documents for next week's development staff meeting attached. We have several discussions about some changes to projects that we've looked at before: Mill Race Cyclery kayak storage, Cetron concept from Pulte, and 2088 Geneva Drive rail extension. We also have a new concept proposal for the redevelopment of 223 E State Street.

It's a pretty packed agenda, so please let me know if you are not able to attend or if you have any questions.

Thanks!

Matt Buesing

City Planner

City of Geneva, Illinois

Community Development Department

22 South First Street, Geneva, IL 60134

Desk: [630.232.0000](tel:630.232.0000) 4303

mbuesing@geneva.il.us
