



# NAPERVILLE HERITAGE SOCIETY

July 8, 2021

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*Developers and  
Administrators of  
Naper Settlement*

City of Naperville  
Mr. Steve Chirico, Mayor  
Naperville City Council  
Municipal Building  
Naperville, IL 60540

**Re: *Relocation of the Agricultural Interpretive Center and bifurcation of Resolution No. 19-045 A (Resolution of the City of Naperville Supporting City funding of Naper Settlement's Innovation Gateway & Agricultural Center Capital Improvements)***

Dear Mr. Mayor and Naperville City Council,

The Naperville Heritage Society is excited by the progress made to realize Naper Settlement's capital projects: Innovation Gateway (IG), and the Agricultural Interpretive Center (AIG) with its Thresher Hall (TH). This letter provides important updates regarding the design and location of the Agricultural Interpretive Center.

After further review of the design plans for the Ag Center, it became apparent that the underground utilities including sewer and electric were significant. As a result, we began to work with the design team to find alternative locations, and have determined that the best location for the Ag Center is to the West of the Paw Paw Post Office. A copy of the conceptual design is enclosed. We have reached out to the city planning department (TED) to get further clarification on next steps.

Additionally, we are respectfully requesting that the generous financial commitment of \$2.2M by the City of Naperville be bifurcated. Bifurcation of the projects in the resolution will allow us to begin construction of the Ag Center now and meet our grant commitment to the Illinois Department of Natural Resources to complete the project in 18 months. It will also ensure that our retired Naperville area farmers—many in their late 80s and 90s—see the Ag Center and Thresher Hall built in their lifetime.

Through the tireless work of NHS board and staff, the City of Naperville, and the generosity of many private donors, foundations, and grantors, we have accomplished the following:

## **Agricultural Interpretive Center and Thresher Hall**

- Raised 100% (including the City's \$1.2M) of the funds needed for construction
- Obtained a grant from the Illinois Department of Natural Resources for \$750,000. The grant requires construction and completion of the Ag project within 18 months or less
- Scheduled to ground breaking ceremony for AIG/TH on September 19, 2021
- Obtained a \$250,000 endowment for the care of the building and programming

Per the request made by Doug Krieger, City Manager, enclosed is a breakdown of the funds raised to date and available for construction, along with the updated construction costs per Wight & Co.

## Innovation Gateway

- Acquired approximately 75% of the construction funds necessary to begin construction.
- The groundbreaking for IG is not scheduled as we continue efforts to fund construction costs
- The Naperville Heritage Society will request the City's Resolution approving the \$1.2M for that project once the construction cost threshold is met, which we hope will be in 2022

The Naperville Heritage Society (NHS) will lead, oversee and be financially responsible for the construction efforts as construction owner/managers. As has been customary with previous capital projects such as the Pre-Emption House, NHS will gift these buildings to the city after completion. To move forward with these plans, we are respectfully requesting the following revisions:

- The current resolution be changed to separate the capital projects. One resolution for the Agricultural Interpretive Center and Thresher Hall and the other for the Innovation Gateway
- The City not use American Rescue Plan Act of 2021 (ARPA) or other federal relief monies to fund either project which will ensure the projects qualify for other federal funding opportunities

As always, we are grateful for this long-standing partnership with the City and look forward to delivering on our promise of transforming Naper Settlement into a campus of life-long learning, discovery and fun for all people.

Sincerely,



Al Zucco

Chair

Naperville Heritage Society



Macarena Tamayo-Calabrese

President & CEO

Naper Settlement

CC: Doug Krieger

Michael DiSanto

# Naperville Heritage Society

## Benck Family Agricultural Interpretive Center

### Project Costs

Using Cost Estimate Provided by Wight & Co on June 30, 2021

Total Project Cost	4,020,972
Endowment	-230,000
Owner's Cost	-131,734
<b>Cost of Building</b>	<b>3,659,238</b>

### NHS Funding

Private Donations	492,000
Grants	1,049,700
Cash on Hand	917,538
<b>Subtotal</b>	<b>2,459,238</b>

<b>City Contribution</b>	<b>1,200,000</b>	32.8%
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<b>Difference Higher/(Lower)</b>	<b>0</b>
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7/7/21