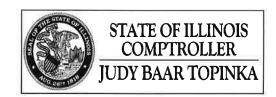
FY 2014 ANNUAL TAX INCREMENT FINANCE REPORT



Name of Munici	ipality:	Village of Alsip	Reporting F	iscal Year:		2014
County:		Cook	Fiscal Year	End:		4/30/2014
Unit Code:		016/010/32				
		TIF Administra	ator Contact Infe	ormation		
First Name: Kei	nneth		Last Name:	Oliven		
Address: 450	00 W. 12	23rd St.	Title:	Interim Finance Direct	tor	
Telephone: 708	8-385-69	902 x331	City:	Alsip	Zip:	60803
Mobile			E-mail	koliven@villageofalsip	o.org	
Mobile Provider			Best way to contact	_XEmail Mobile		Phone Mail
is complete and	l accurat 4.4-3 et	e at the end of this report of the research the end of this reporting Fissea. Or the Industrial Jobs Research	scal year under t	he Tax Increment Alloc	ation Re	edevelopment Act
Section 1 (65 IL	LCS 5/1	1-74.4-5 (d) (1.5) and 65 ILCS 5	5/11-74.6-22 (d) (FOR <u>EACH</u> TIF			
Name	of Rede	evelopment Project Area		ate Designated	Da	ate Terminated
TIF 1 (123rd St. to				10/18/19		
		·				
					_	
			_			

^{*}All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 5 must be completed for <u>each</u> redevelopment project area listed in Section 1.] FY 2014

	TIF 1 (123rd St. to 127th St.; 03-
Name of Redevelopment Project Area:	0010-500)
Primary Use of Redevelopment Project Area*:	Commercial
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was Redevelopment Project Area d	lesignated? (check one):
Tax Increment Allocation Redevelopment Actx Industrial Jobs Recovery	y Law

ales Tax Boundary? [65] LICS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] I yes, please enclose the amendment labeled Attachment A retrification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65] LICS 5/11-74.4-5 (d) (3) and 5/11-74.6-2 (2 (d) (3)] Please enclose the CEO Certification labeled Attachment B Va plinion of legal counsel that municipality is in compliance with the Act. [65] LICS 5/11-74.4-5 (d) (4) and //11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C Vere there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities indertaken? [65] LICS 5/11-74.6-1 (d) (7) (and 9) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D Vere any agreements entered into by the municipality with regard to the disposition or redevelopment for any property within the redevelopment project area or the area within the State Sales Tax Boundary? 65 LICS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-2 (d) (7) (G) and 5/11-74.6-2 (d) (8) (A) and 5/11-74.6-2 (d) (B) (B) (B) (B) (B) (B) (B) (B) (B) (B		No	Yes
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A Second	If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	Χ	
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Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and (5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-6 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation and abeled Attachment K Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund abeled Attachment K Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled attachment L A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to	ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)]		
f yes, please enclose the Official Statement labeled Attachment I Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-6.6 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] f yes, please enclose the Analysis labeled Attachment J Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation und? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) f yes, please enclose Audited financial statements of the special tax allocation fund abeled Attachment K Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] f yes, please enclose a certified letter statement reviewing compliance with the Act labeled attachment L A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to	If yes, please enclose the Joint Review Board Report labeled Attachment H		Χ
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-64 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation and greater than \$100,000 been made into the special tax allocation and fyes, please enclose Audited financial statements of the special tax allocation fund abeled Attachment K Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to	Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and		
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bibligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-6 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] f yes, please enclose the Analysis labeled Attachment J Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation and 2.65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) f yes, please enclose Audited financial statements of the special tax allocation fund abeled Attachment K Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] f yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to	If yes, please enclose the Official Statement labeled Attachment I	X	
(d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation und? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund abeled Attachment K Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled attachment L A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to	Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of		
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f yes, please enclose the Analysis labeled Attachment J Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation und? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) f yes, please enclose Audited financial statements of the special tax allocation fund abeled Attachment K Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] f yes, please enclose a certified letter statement reviewing compliance with the Act labeled attachment L A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to	5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)]		
tund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund abeled Attachment K Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled attachment L A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to	If yes, please enclose the Analysis labeled Attachment J	Χ	
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A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to	fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2)		
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to	If yes, please enclose Audited financial statements of the special tax allocation fund		
the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L X It ist of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to	labeled Attachment K		Х
Attachment L X A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to			
Attachment L A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to			
A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to	• • •		V
accounting of any money transferred or received by the municipality during that fiscal year pursuant to			Х
AUSE THEODONE THOUGHT AND EMBERTS TO STILL STATE LANGUAGE TO STATE AND A STATE	those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)]		
	If yes, please enclose list only of the intergovernmental agreements labeled Attachment M	Y	

^{*} Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

Provide an analysis of the special tax allocation fund.

\$

3,428,336

(2,031,664)

FY 2014

TIF NAME: TIF 1 (123rd St. to 127th St.; 03-0010-500)

Unfortunately, fund balance at

end of prior year's report was

Fund Balance at Beginning of Reporting Period

FUND BALANCE, END OF REPORTING PERIOD*

SURPLUS*/(DEFICIT)(Carried forward from Section 3.3)

3,175,690 incorrectly stated as \$3,361,196.

See attachment K.

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Repo	orting Year	Cumulative*	% of Total
Property Tax Increment	\$	945,698	\$ 11,875,177	86%
State Sales Tax Increment				0%
Local Sales Tax Increment				0%
State Utility Tax Increment				0%
Local Utility Tax Increment				0%
Interest	\$	203	\$ 141,752	1%
Land/Building Sale Proceeds				0%
Bond Proceeds				0%
Transfers from Municipal Sources			\$ 1,847,526	13%
Private Sources				0%
Other (identify source; if multiple other sources, attach				
schedule)				0%
schedule)		st be comple	ted where 'Rep	
·		•	•	
Schedule) Total Amount Deposited in Special Tax Allocation Fund During Reporting Period		•	•	
Total Amount Deposited in Special Tax Allocation	Year'	is populate	•	
Total Amount Deposited in Special Tax Allocation Fund During Reporting Period	Year'	is populate	d	orting
Total Amount Deposited in Special Tax Allocation Fund During Reporting Period Cumulative Total Revenues/Cash Receipts Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	Year'	945,901	d	orting
Total Amount Deposited in Special Tax Allocation Fund During Reporting Period Cumulative Total Revenues/Cash Receipts	Year'	945,901	d	orting

* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

FY 2014

TIF NAME: TIF 1 (123rd St. to 127th St.; 03-0010-500)

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOU	NTS >\$10,000 SECTION 3	3.2 B MUST BE COMPLETED
Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-	Amounts	Departing Figure Veer
10 (o)] 1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)	Alliounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (4)(1) and (0) (1)		
		Φ.
0.0-4-6		-
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		-
 Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3) 		
		•
 Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. 		-
Subsection (q)(3) and (o)(4)		
The state of the s		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		*
are decided of content action of passic metric and improvemental cases content (q)(1) and (c)(c)		
		\$ -
		-
 Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY 		
Recovery TIFS ONLY		

SECTION 3.2 A		
PAGE 2		
7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7)		
and (o)(12)		
0.5' ' () (0) (() (0)		-
8. Financing costs. Subsection (q) (6) and (o)(8)	225 222	
G.O. Refunding Bonds 2005A bond principal payment	395,000	
G.O. Refunding Bonds 2005A bond interest payments	14,615	
Transfer to contiguous Pulaski Road Corridor TIF	283,640	
		\$ 693,255
9. Approved capital costs. Subsection (q)(7) and (o)(9)		
		-
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing		
projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		·
(4)(-7)		
		-
12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)		
		-
13. Costs of job training, retraining advanced vocational or career education provided by other		•
taxing bodies. Subsection (q)(10) and (o)(12)		
		¢
1	İ	-

SECTION 3.2 A	
PAGE 3	
14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)	
	\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY	
	\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY	
	-
TOTAL ITEMIZED EXPENDITURES	\$ 693,255

v	2	'n	1 /
	~	v	. ~

TIF NAME: TIF 1 (123rd St. to 127th St.; 03-0010-500)

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

_____ There were no vendors, including other municipal funds, paid in excess of \$10,000 during the current reporting period.

Name	Service	Amount
Pulaski Corridor TIF	Contiguous TIF Expense Transfer	\$ 283,640.44
	-	

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period FY 2014

TIF NAME: TIF 1 (123rd St. to 127th St.; 03-0010-500)

FUND BALANCE, END OF REPORTING PERIOD	\$ 3,428,336

	Amo	unt of Original	1	
		Issuance	Amoun	t Designated
1. Description of Debt Obligations			•	
General Obligation Refunding Bonds - Series 2005A	\$	3,060,000	\$	-
(Refinanced GO TIF Bond Series 1993D & 1994A)				
	<u> </u>		l	
Total Amount Designated for Obligations	\$	3,060,000	\$	-
2. Description of Project Costs to be Paid				
Pulaski Corridor TIF			\$	5,460,000
Total Amount Designated for Project Costs			\$	5,460,000
TOTAL AMOUNT DESIGNATED			\$	5,460,000
TOTAL AMOUNT DESIGNATED			٧	3,400,000
SURPLUS*/(DEFICIT)			\$	(2,031,664)
/ ₍			7	(2,001,004)

^{*} NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2014

TIF NAME: TIF 1 (123rd St. to 127th St.; 03-0010-500)

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X No property was acquired by the Municipality Within the Redevelopment Project Area

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G) PAGE 1

FY 2014

TIF NAME: TIF 1 (123rd St. to 127th St.; 03-0010-500)

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF

REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES

Note: Current TIF Administrator has no knowledge of any prior projects (given access to FY12-FY14 data)

Check here if <u>NO</u> projects were undertaken by the Mu	nicipality Within the Rede	velopment Project Area:	_ <u>X</u>		
ENTER total number of projects undertaken by the Mu	ınicipality Within the Rede	velopment Project Area			
and list them in detail below*.					
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project		
Private Investment Undertaken (See Instructions)	\$	- \$ -			
Public Investment Undertaken	\$	- \$ -	\$ -		
Ratio of Private/Public Investment	0		0		
					
Project 1: *IF PROJECTS ARE LISTED NUMBER M	USI BE ENTERED ABO	VE			
Private Investment Undertaken (See Instructions)			\$ -		
Public Investment Undertaken					
Ratio of Private/Public Investment	0		0		
<u> </u>	\neg				
Project 2:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment	0		0		
la como					
Project 3:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment	0		0		
Project 4:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment	0		0		
Project 5:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment	0		0		
Project 6:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment	0		0		

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. *even though optional MUST be included as part of complete TIF report

SECTION 6

FY 2014

TIF NAME: TIF 1 (123rd St. to 127th St.; 03-0010-500)

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment

project area was designated Base EAV EAV

1993 \$ 306,432 \$ 7,303,093

List all overlapping tax districts in the redevelopment project area. If overlapping taxing district received a surplus, list the surplus.

X The overlapping taxing districts did not receive a surplus.

(No surplus declared in FY14; However, \$300,000 cumulative surplus declared to date from TIF 1.)

Overlapping Taxing District	Surplus Distributed from redevelopment ing District project area to overlapping districts				
	\$				
	\$				
	\$				
	\$				
	\$				
	\$				
	\$				
	\$				
	\$				
	\$				
	\$				
,	\$				
	\$				
	\$				
	\$				

SECTION 7

Provide information about job creation and retention

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

Optional Documents	Enclosed	
Legal description of redevelopment project area		
Map of District		



Attachment B

Certificate of compliance with the TIF 1 (123rd St. to 127th St.) Tax Increment redevelopment.

I, Patrick E. Kitching, the Chief Executive Officer of the Village of Alsip, County of Cook, Illinois, do hereby certify that the Village of Alsip has complied with all provisions of the Tax Incremental Allocation Development Act (65 ILCS 5/11-74.4) during the preceding fiscal year ended April 30, 2014.

IN WITNESS THEREOF, I have placed my official signature this 3rd day of March 2015.

Patrick E. Kitching

Mayor

9550 Bormet Drive, Suite 201 | Mokena, IL 60448-8360

KATHLEEN ELLIOTT

kelliott@robbins-schwartz.com

March 3, 2015

Re: Attorney Review TIF Compliance Document

Village of Alsip Tax Increment Financing District –123rd Street and Pulaski

TIF District

To whom it may concern:

Robbins, Schwartz, Nicholas, Lifton & Taylor, Ltd. has been the Village Attorney for the Village of Alsip, Illinois ("Village"), since May of 2005. I have reviewed all information provided to me by the Village, staff and consultants pertaining to the Village's 123rd Street and Pulaski TIF District, and I find that the Village has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act, 65 ILCS 5/11-74.1-1 et seq., for the fiscal year beginning May 1, 2013 and ending April 30, 2014, to the best of my knowledge and belief.

Very truly yours,

ROBBINS SCHWARTZ

By: Kathleen Elliott

KE/mmm

cc: Mayor Patrick E. Kitching

Finance Director Kenneth Oliven

Attachment H

JOINT REVIEW BOARD MEETING

TIF 1 (123rd St. and Pulaski Ave.) TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA VILLAGE OF ALSIP February 5, 2014

- Par. 1 Mayor Kitching called the meeting to order at 10:10 AM. Present were Mayor Kitching, Village of Alsip, Deborah Freischlag, Village of Alsip, Kathy Elliott, Village of Alsip, Joe Daley, School District 218, Jeannette Huber, Alsip Park District, Sue Pajor, Alsip-Merrionette Park Library, Steve Gress, School District 126, and Tom Livingston, School District 125.
- Par. 2 Deborah Freischlag made a motion to accept the minutes from the 1/29/2013 JRB meeting, Mayor Kitching seconded the motion and all were in favor.
- Par. 3 Deborah Freischlag reviewed the annual Fiscal Year ending 4/30/2013 TIF 1 (123rd St. and Pulaski Ave.) TIF Report in detail, explaining that the TIF was established on 10/18/1993 and therefore it is a little over 20 years old and has a little less than 3 years remaining. She explained that there were no amendments to the plan or redevelopment plan during the year; she also explained that the proper signed documents were included in the report, complying with the TIF Development Act.
- Par. 4 Deborah Freischlag reported Property taxes paid for FY 2013 were \$888,982.
- Par. 5 Deborah Freischlag discussed there was an accounting transfer of funds in the amount of \$58,281. This transfer was the adjustment to the beginning balance of the fund after the breaking out the TIFs on paper to two separate TIF's for audit purposes. A further discussion of revenue and expenses was held and the ending fund balance to \$3,361,196 was reported. After some discussion it was noted that the auditor would be sending out a writing explaining the break out and what expenses were applied to the Deer Park TIF and the contiguous TIF.
- Par. 6 Discussion was held on future happenings with the TIF area and possible future expenses that will occur in the following fiscal year, such as sidewalk repairs/upgrades, lighting project, and business development.
- Par. 7 Deborah Freischlag reported the amount of future bond payments at \$409,615 and that this amount will be paid off in January of 2014.
- Par 8 The Mayor explained that the TIF is upside down because of the past economic conditions. He also explained the two TIF's would be together (contiguous) until the Deer Park TIF ends, which will be in three years. There is some confusion regarding the meaning of a contiguous TIF. Deborah Freischlag attempted to explain the reporting process. Discussion ensued.
- Par 9 A motion was made by Deb Freischlag and seconded by Mayor Kitching to adjourn the JRB Meeting at 10:35 AM

VILLAGE OF ALSIP, ILLINOIS SPECIAL REVENUE FUNDS SPECIAL TAX ALLOCATION FUND COMPARATIVE BALANCE SHEET April 30, 2014 and 2013

ASSETS

			123	123rd Place		Tota			
	123rd St	reet	and Cicero		2014			2013	
_									
Temporary cash investment Receivable (net of allowance for uncollectibles):	\$ 3,643		\$	345,842	\$	3,989,839	\$	3,756,615	
Taxes Due from other funds	446 50	025 525		14,720		460,745 50,525		433,591 50,525	
TOTAL ASSETS	\$ 4,140	5 47	\$	360,562	\$	4,501,109	\$	4,240,731	
TOTAL ASSETS	φ 4,140	<u> </u>	Ψ	300,302	φ	4,301,109	Ψ	4,240,731	
LIABILITIES, DEFERRED INFLOW	S OF RES	OUR	CES,	, AND FUN	ID B	ALANCE			
LIABILITIES									
Accounts payable Due to other funds	\$ 55 211	027 159	\$	1,704	\$	56,731 211,159	\$	15,099 211,159	
Total liabilities	266	186		1,704		267,890		226,258	
DEFERRED INFLOWS OF RESOURCES									
Subsequent year's property taxes	446	025		14,720		460,745		433,591	
FUND BALANCE									
Restricted for Tax Increment Financing allocation for project areas	3,428	336		344,138		3,772,474		3,580,882	
				, , , , , ,		, , , , , ,		, , <u>–</u>	
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	\$ 4,140	547	\$	360,562	\$	4,501,109	\$	4,240,731	
			-	•		* *	_		

VILLAGE OF ALSIP, ILLINOIS SPECIAL REVENUE FUNDS SPECIAL TAX ALLOCATION FUND COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE For the Years Ended April 30, 2014 and 2013

		123rd Place P			Totals		
	123rd Street	and Cicero	Corridor	Eliminations	2014	2013	
REVENUES							
Property taxes	\$ 945,698	\$ 280	\$ -	\$ -	\$ 945,978	\$ 903,456	
Interest income	203	93	<u> </u>		296	18	
Total revenues	945,901	373			946,274	903,474	
EXPENDITURES							
Construction costs	-	-	88,572	-	88,572	24,099	
Legal fees	-	45,502	161,444	-	206,946	175,775	
Contingencies and other		15,925	33,624		49,549	9,416	
Total expenditures		61,427	283,640		345,067	209,290	
Excess (deficiency) of revenues over expenditures	945,901	(61,054)	(283,640)		601,207	694,184	
OTHER FINANCING USES							
Transfers in	-	-	283,640	(283,640)		-	
Transfers out	(693,255			283,640	(409,615)		
Total other financing uses	(693,255		283,640		(409,615)		
Excess (deficiency) of revenues and other financing sources over expenditures and other							
financing uses	252,646	(61,054)	-	-	191,592	694,184	
FUND BALANCE, BEGINNING OF YEAR	3,175,690	405,192			3,580,882	2,886,698	
FUND BALANCE, END OF YEAR	\$ 3,428,336	\$ 344,138	\$ -	\$ -	\$ 3,772,474	\$ 3,580,882	

Attachment L

VILLAGE OF ALSIP, ILLINOIS

123rd Street and Pulaski, 123rd Place and Cicero, and Pulaski Road Corridor Tax Increment Finance Fund Compliance Report April 30, 2014





INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH ILLINOIS MUNICIPAL CODE SUBSECTION (Q) OF SECTION 11-74.4-3 OF PUBLIC ACT 85-1142

The Honorable Mayor and Trustees Village of Alsip, Illinois Alsip, Illinois

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Alsip, Illinois (the "Village"), as of and for the year ended April 30, 2014, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements and have issued our report thereon dated October 24, 2014.

In connection with our audit, nothing came to our attention that caused us to believe that the Village failed to comply with Subsection (Q) of Section 11-74.4-3 of Public Act 85-1142, insofar as it relates to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Village's noncompliance with the above-referenced Illinois Municipal Code, insofar as it relates to the Village's accounting matters.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Villages' basic financial statements. The supplementary information included in the accompanying schedules, as 123rd Street and Pulaski, 123rd Place and Cicero, and Pulaski Road Corridor Tax Increment Finance Fund comparative statement of revenue, expenditures, and changes in fund balance, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The 123rd Street and Pulaski, 123rd Place and Cicero and Pulaski Road Corridor Tax Increment Finance Fund comparative statement of revenues, expenditures, and changes in fund balance is the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, based on our audit, the procedures performed as described above, the 123rd Street and Pulaski, 123rd Place and Cicero, and Pulaski Road Corridor Tax Increment Finance Fund comparative statement of revenues, expenditures, and changes in fund balance are fairly stated, in all material respects, in relation to the basic financial statements as a whole.



The Honorable Mayor and Trustees Village of Alsip, Illinois

Clifton Larson Allen LLP

This report is intended solely for the information and use of the Mayor, Trustees, and management of the Village of Alsip, Illinois, and the State of Illinois Office of the Comptroller and is not intended to be and should not be used by anyone other than these specified parties.

CliftonLarsonAllen LLP

Oak Brook, Illinois October 24, 2014

VILLAGE OF ALSIP, ILLINOIS SPECIAL REVENUE FUNDS SPECIAL TAX ALLOCATION FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE April 30, 2014

	123rd Street and Pulaski	123rd Place and Cicero	Pulaski Road Corridor	Eliminations	Totals
REVENUES					
Property taxes Interest income	\$ 945,698 203	\$ 280 93	\$ - -	\$ <u>-</u>	\$ 945,978 296
Total revenues	945,901	373		S=S=E	946,274
EXPENDITURES					
Construction costs	343	125	88.572	7/ E L	88,572
Legal fees	150	45,502	161,444	S = 3	206,946
Contingencies and other		15,925	33,624	283	49,549
Total expenditures	(E)	61,427	283,640	3.5	345,067
Excess (deficiency) of revenues					
over expenditures	945,901	(61,054)	(283,640)		601,207
OTHER FINANCING USES					
Transfers in	:-	:=1	283,640	(283,640)	
Transfers out	(693,255)			283,640	(409,615)
Total other financing uses	(693,255)	(#/s	283,640		(409,615)
Excess (deficiency) of revenues and other financing sources over expenditures and other					
financing uses	252,646	(61,054)	w	82	191,592
FUND BALANCE, BEGINNING OF YEAR	3,175,690	405,192		- <u>19</u> -	3,580,882
FUND BALANCE, END OF YEAR	\$ 3,428,336	\$ 344,138	\$ -	\$ -	\$ 3,772,474