FY 2020 ANNUAL TAX INCREMENT FINANCE REPORT



STATE OF ILLINOIS COMPTROLLER SUSANA A. MENDOZA

Village of Alsip	Reporting Fiscal Year:	2020
Cook	Fiscal Year End:	04/30/2020
016/010/32		
	Cook	Cook Fiscal Year End:

	TIF Administra	tor Contact Inform	ation		
First Name:	Joyce	Last Name:	Tucker		
Address:	4500 W. 123rd St.	Title:	Finance Director		
Telephone:	708-385-6902	City:	Alsip	Zip:	60803
E-mail- required	jtucker@villageofalsip.org				

I attest to the best of my knowledge, this FY 2020 report of the redevelopment project area(s)

in the Gity/Village of Alsip

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

Written signature of TIF Administator

Date

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR	EACH TIF DISTICT	
Name of Redevelopment Project Area	Date Designated	Date Terminated
NW Corner of Cicero Avenue & I-294	8/17/2015	
(03-0010-503; 228)		
,		
		· · · · · · · · · · · · · · · · · · ·

*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 each redevelopment project area listed in Section 1.] FY 2020

Name of Redevelopment Project Area:		
NW Corner of Cicero Avenue & I-294		
Primary Use of Redevelopment Project Area*:	Combinati	on/Mixed
* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.		
		& Other
If "Combination/Mixed" List Component Types:	Comr	nercial
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):		
Tax Increment Allocation Redevelopment Act		
Industrial Jobs Recovery Law		
Please utilize the information below to properly label the Attachments		
	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS	NO	163
5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)]		
If yes, please enclose the amendment (labeled Attachment A).	х	
Certification 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 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)]		
Please enclose the CEO Certification (labeled Attachment B).		Х
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]		
Please enclose the Legal Counsel Opinion (labeled Attachment C).		
······································		Х
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project		
implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)]		
If yes, please enclose the Activities Statement (labeled Attachment D).		
	Х	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the		
redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)]		
If yes, please enclose the Agreement(s) (labeled Attachment E).		
	Х	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the		
objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)]		
If yes, please enclose the Additional Information (labeled Attachment F).	Х	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving		
payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)]		
If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).		
	Х	
Were there any reports <i>submitted to</i> the municipality <i>by</i> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7)		
(F)]		V
If yes, please enclose the Joint Review Board Report (labeled Attachment H).		X
Were any obligations issued by the 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). If Attachment I is answered yes, then Analysis must be attached (labeled Attachment J).	х	
An 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 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)]		
If Attachment I is yes, Analysis MUST be attached (labeled Attachment J).	х	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 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	v v	
(labeled Attachment K). Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation	Х	
fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)]		
If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or		
noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).	х	
A list of all intergovernmental agreements in effect 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 those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)]		
If yes, please enclose list only, not actual agreements (labeled Attachment M).	х	
n yos, piedos enerosa nationy, not detudi dyreementa (idoeled Attachment Mj.	~	

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)) Provide an analysis of the special tax allocation fund.

FY 2020 TIF NAME:

NW Corner of Cicero Avenue & I-294

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 11,381

SOURCE of Revenue/Cash Receipts:	Rece Cu	ue/Cash ipts for rrent ing Year	T Reve Rev	imulative otals of enue/Cash ceipts for fe of TIF	% of Total
Property Tax Increment	\$	50,856	\$	57,972	93%
State Sales Tax Increment					0%
Local Sales Tax Increment					0%
State Utility Tax Increment					0%
Local Utility Tax Increment					0%
Interest	\$	-	\$	4,265	7%
Land/Building Sale Proceeds					0%
Bond Proceeds					0%
Transfers from Municipal Sources					0%
Private Sources					0%
Other (identify source; if multiple other sources, attach schedule)					0%

All Amounts Deposited in Special Tax Allocation Fund	\$	50,856]		
Cumulative Total Revenues/Cash Receipts			\$	62,237	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) Transfers to Municipal Sources Distribution of Surplus	\$	-			
Total Expenditures/Disbursements	\$	-]		
Net Income/Cash Receipts Over/(Under) Cash Disbursements	\$	50,856]		
Previous Year Adjustment (Explain Below)	\$	-]		
FUND BALANCE, END OF REPORTING PERIOD* * if there is a positive fund balance at the end of the reporting period, you mu	\$ st complet	62,237 e Section] 3.3		

Previous Year Explanation:

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5)(c))

FY 2020 TIF NAME:

NW Corner of Cicero Avenue & I-294

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment project costs)

PAGE 1		
Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Costs of studies, surveys, development of plans, and specifications. Implementation and		
administration of the redevelopment plan, staff, and perferssional service cost.		
		¢
2. Annual administrative cost.		\$ -
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly and site preparation costs.		φ -
······································		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of existing public or private		Ų
building, leasehold improvements, & fixtures within a redevelopment project area.		
		\$ -
6. Costs of construction of public works and improvements.		
		\$ -
		\$

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		
· · · · · · · · · · · · · · · · · · ·		
		\$ -
8. Cost of job training and retraining projects.		
, , , , , , , , , , , , , , , , , , , ,		
		\$-
9. Financing costs.		
		\$ -
10. Capital costs.		
		\$-
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
	1	
	+	
	+	
	+	
		\$-
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
	+	
		\$-

SECTION 3.2 A	
PAGE 3	
13. Relocation costs.	
	\$-
14. Payments in lieu of taxes.	
	 \$ -
15 Costs of job training, retraining, advanced vocational, or server education	φ -
15. Costs of job training, retraining, advanced vocational, or career education.	
	\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persions in connection with a	
redevelopment project.	
	\$-
17. Cost of day care services.	
- ,	
	\$ -
	\$
	\$
	\$
	\$
	\$
	\$
18. Other.	\$
	\$ - -
	\$ - - - - - - - - - - - - - - - - - - -

Section 3.2 B

FY 2020 TIF NAME:

NW Corner of Cicero Avenue & I-294

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

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

Image: Sector	
Image: Sector	
Image: Sector	
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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 by Source FY 2020 TIF NAME:

NW Corner of Cicero Avenue & I-294

\$

FUND	BAL	ANCE	ΒY	SOL	JRCE
------	-----	------	----	-----	------

62,237

_

Amount of Origina	al
Issuance	Amount Designated
•	•

- \$

1. Description of Debt Obligations

Total Amount Designated for Obligations

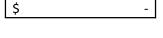
\$

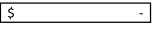
2. Description of Project Costs to be Paid

Total Amount Designated for Project Costs

TOTAL AMOUNT DESIGNATED

SURPLUS*/(DEFICIT)







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

FY 2020

TIF NAME:

NW Corner of Cicero Avenue & I-294

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

Check here if no property was acquired by the Municipality Within the X 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 - 20 ILCS 620/4.7 (7)(F) PAGE 1

FY 2020

TIF NAME:

NW Corner of Cicero Avenue & I-294

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

Select <u>ONE</u> of the following by indicating an 'X':

1. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.	Х
--	---

The Municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)
 The total number of <u>ALL</u> activities undertaken in furtherance of the redevelopment plan:

LIST the projects undertaken by the Municipality	y Within the Redevelopment Project Area:
---	--

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

* PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0

Project 2*:

Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0

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 2020

TIF NAME:

NW Corner of Cicero Avenue & I-294

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

Year redevelopment project			Repo	orting Fiscal Year
area was designated		Base EAV		EAV
8/17/2015	\$	696,088	\$	967,916

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

<u>X</u> Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment 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	

John D. Ryan Magor Susan M. Fetzel Clerk and Collector



Trustees Richard S. Dalzell Michael Zielinski Monica M. Juarez Christine L. McLawhorn Christopher W. Murphy Catalina Nava-Esparza

Attachment B

Certif cate of compliance with the NW Corner of Cicero Avenue & I-294 TIF Tax Increment redevelopment.

I, Johr D. Ryan, the Chief Executive Off ce 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, 2020.

IN WI⁻NESS THEREOF, I have placed my official signature this 2nd day of December, 2020.

John D. Ryar Mavo

Attachment C

LAW OFFICES

LOUIS F. CAINKAR, LTD.

30 NORTH LA SALLE STREET-SUITE 3430

CHICAGO, ILLINOIS 60602-3337

312/236-3985

FACSIMILE 312/236-3989

SUBURBAN OFFICE: 6215 WEST 79TH STREET-SUITE 2A BURBANK, ILLINOIS 60459-1102 708 / 430-3988

VINCENT CAINKAR MICHAEL G. CAINKAR GARY S. PERLMAN JOSEPH CAINKAR ELIZABETH M. ATTARD

December 2, 2020

Illinois Office of the Comptroller Local Government Division 100 West Randolph Street, Suite 15-500 Chicago, IL 60601

Re: Village of Alsip Northwest Corner of Cicero Avenue/I-294 TIF

Gentlemen:

This office represents the Village of Alsip. It is my opinion that the Village of Alsip has complied with all of the requirements of the Tax Increment Allocation Redevelopment Act for the period of May 1, 2019 through April 30, 2020.

Yours truly. Joseph Cainkar Village Attorney

JC:jd

ATTACHMENT C

3 4

1 2

5 6 7

VILLAGE OF ALSIP NW CORNER OF CICERO AVENUE & I-294 TIF DISTRICT MINUTES OF THE JOINT REVIEW BOARD DECEMBER 16, 2019

Mayor John Ryan, Chairperson of the JRB, called the meeting to order at 11:41am. The following were
in attendance: Sarah Cottonaro the Director of the Alsip-Merrionette Park Public Library District; Mayor
John Ryan for the Village of Alsip; Steve Gress the Assistant Superintendent at School District 126; Ilsa
Richardella the Business Manager for Community High School District 218; Jeannette Huber the
Director of Parks and Recreation at Alsip Park District; Janet Rogers the Operations Superintendent of
the South Cook County Mosquito Abatement District; Kent Oliven the Finance Director for the Village
of Alsip (non-voting member).

15

16 APPROVAL OF MINUTES

Mayor Ryan asked for a motion to approve the Minutes from the January 4, 2019 Joint Review Board
 Meeting. (Those minutes are Attachment H of the prior fiscal year's TIF report which can be found at

19 <u>http://warehouse.illinoiscomptroller.com</u> or on the Village of Alsip website at

- 20 http://www.villageoflasip.org/wp/finance/).
- 21

Janet Rogers made a motion to approve the January 4, 2019 minutes of the NW Corner of Cicero
 Avenue & I-294 TIF District; seconded by Sarah Conttonaro. All in favor; none opposed. Motion

- 24 carried.
- 25

26 **DISCUSSION OF THE TIF REPORT**

27 (The most recent draft of the TIF Report, as well as prior ones, can be downloaded on the Finance

28 Department page of the Village of Alsip website at <u>http://www.villageofalsip.org/wp/finance/</u>).

29 Kent Oliven led the discussion. Section 6 is backwards in regards to the two TIF Reports for the 123^{rd}

30 Place and Cicero Avenue TIF and the NW Corner of Cicero Avenue and 294 TIF. This will be

corrected within the week and the will be updated on the website. This particular TIF represents two
 parcels that make up one business. There is work needed within this TIF. The lot is very deep, has a lot

- of dirt and the back building is old without much in regards to water and sewer lines going to it. They
- 34 are working on the front building on their own without any TIF assistance. This TIF has 6 years
- remaining and we will see some improvement to it at the backend. The access road could use some

36 work too and Kent wasn't even sure that it is a dedicated road. It is possible that it could be resolved in

by the owners of the property that Yaffo is in because now there are less owners associated with it than

- before. The window of opportunity and resources for TIF assistance is dwindling if they would in the future want to improve that access road and add the proper sewer and water lines for the back building.
- future want to improve that access road and add the proper sewer and water lines for the back building.
 Majority of the project would be their responsibility. There is no intent or discussion to extend the TIF.
- 41 There is no visibility from Cicero Avenue to make it a good location for retail. Jeannette Huber

42 questioned if this was the same location for was to be the Clocktower. Kent Oliven explained that it was

43 and it was the location there had been talk of a multilevel hotel. Both of those projects will not be

44 happening but there is interest in other locations within Alsip for hotels.

45

46 ADJOURNMENT

47 Motion to adjourn was made by Jeannette Huber and was seconded by Ilsa Richardella. All in favor.

- 48 Motion carried. Meeting adjourned at approximately 11:51 a.m.
- 49 50

Respectfully submitted,

Attachment H

- 51
- 52 53
- 54
- 55

Kenneth N. Olwen

TIF Administrator and Finance Director Alsip, Illinois