

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:	TIF 1 (123rd. St. to 127th St.)
Primary Use of Redevelopment Project Area*: Combination/Mixed	

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

If "Combination/Mixed" List Component Types:	Retail & Other Commercial
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	<u> X </u>
Industrial Jobs Recovery Law	<u> </u>

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 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (labeled Attachment A).	X	
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).		x
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).		X
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).	X	
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).	X	
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).	X	
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).	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] 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).	X	
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).	X	
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 (labeled Attachment K).		X
Cumulatively, have deposits of incremental taxes 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, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (g) of Section 11-74.4-3 (labeled Attachment L).		X
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).	X	

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:

TIF 1 (123rd. St. to 127th St.)

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 499,998

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for Life of TIF	% of Total
Property Tax Increment	\$ -	\$ 15,489,441	89%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ (1)	\$ 155,503	1%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 1,847,526	11%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amounts Deposited in Special Tax Allocation Fund \$ (1)

Cumulative Total Revenues/Cash Receipts \$ 17,492,470 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ -

Transfers to Municipal Sources \$ 100,000

Distribution of Surplus \$ 100,000

Total Expenditures/Disbursements \$ 100,000

Net Income/Cash Receipts Over/(Under) Cash Disbursements \$ (100,001)

FUND BALANCE, END OF REPORTING PERIOD* \$ 399,997

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

TIF 1 (123rd. St. to 127th St.)

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 professional service cost.		
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of existing public or private 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.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

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:

TIF 1 (123rd. St. to 127th St.)

FUND BALANCE BY SOURCE

\$ 399,997

Amount of Original 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)

\$ 399,997

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:

TIF 1 (123rd. St. to 127th St.)

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
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: TIF 1 (123rd. St. to 127th St.)

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.Select **ONE** of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.) X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan: 2

LIST the projects undertaken by the Municipality 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)	\$ 59,055	\$ -	\$ -
Public Investment Undertaken	\$ 23,004	\$ -	\$ -
Ratio of Private/Public Investment	\$ -		0

* PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

LED Lighting			
Private Investment Undertaken (See Instructions)	\$ 59,055		\$ -
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 2*:

Deer Park & Arbor Glenn Street Resurfacing			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 23,004	\$ -	
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: **TIF 1 (123rd. St. to 127th St.)**

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	Reporting Fiscal Year EAV
10/18/1993	\$ 306,432	N/A (TIF Terminated)

List all overlapping tax districts in the redevelopment project area.

If overlapping taxing district received a surplus, list the surplus.

_____ Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
All (Calculated by Cook County) - FY20	\$ 100,000
All (Calculated by Cook County) - FY19	\$ 99,014
All (Calculated by Cook County) - FY18	\$ 603,054
All (Calculated by Cook County) - Prior years	\$ 1,847,526
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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:

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Optional Documents	Enclosed
Legal description of redevelopment project area	

John D. Ryan
Mayor
Susan M. Petzel
Clerk and Collector



Trustees

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

Attachment B

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

I, John D. Ryan, 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, 2020.

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



John D. Ryan
Mayor

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

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

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

December 2, 2020

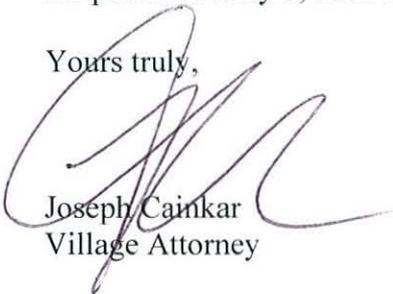
Illinois Office of the Comptroller
Local Government Division
100 West Randolph Street, Suite 15-500
Chicago, IL 60601

Re: Village of Alsip TIF No. 1 (123rd Street)

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

Attachment H

VILLAGE OF ALSIP
TIF #1 (123rd STREET to 127th STREET) TIF DISTRICT
MINUTES OF THE JOINT REVIEW BOARD
DECEMBER 16, 2019

Mayor John Ryan, Chairperson of the JRB, called the meeting to order at 11:52am. 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; 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).

ELECTION OF A PUBLIC MEMBER:

Joe Schmitt had planned to be present as the Public Member but was unable to attend due to a death in the family. Since he was unable to attend there would not be the election of the Public Member.

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 <http://warehouse.illinoiscomptroller.com> or on the Village of Alsip website at <http://www.villageofalsip.org/wp/finance/>).

Janet Rogers made a motion to approve the January 4, 2019 minutes of the TIF #1 (123rd Street to 127th Street) TIF District; seconded by Ilsa Richardella. All in favor; none opposed. Motion carried.

DISCUSSION OF THE TIF REPORT:

Kent Oliven led the discussion. This TIF is already expired and is a few years old. The Village could not have TIF Reports or TIF Meetings anymore for this TIF since the money is put into escrow but there is no real point to that as some money being held back for property tax appeals. There was discussion a number of years ago where the Village Board decided to handle this process. Court cases have been held saying property tax appeals fall back on the municipality and not on the taxing bodies where it is distributed. For that reason the Village Board has been releasing the property taxes. Due to this being a TIF that has closed there is no development going to happen and there is no other way to spend the money. This money will be declared a surplus every year due based on how much money is left after the property tax appeals.

ADJOURNMENT:

Motion to adjourn was made by Jeannette Huber and seconded by Sarah Cottonaro. All in favor; none opposed. Motion carried. Meeting adjourned at 11:57 a.m.

Respectfully submitted,



Kenneth N. Oliven

TIF Administration and Village Finance Director
Alsip, Illinois

Attachment K

Village of Alsip, Illinois
Special Revenue Fund
Special Tax Allocation Fund
Combining Statement of Revenues, Expenditures and
Changes in Fund Balances
Year Ended April 30, 2020
(With Comparative Totals for Year Ended April 30, 2019)

	TIF 1	123rd Place	Pulaski Road	NW Cicero	Total	
	(123RD St. to 127th St.)	& Cicero Ave. TIF	Corridor TIF	Ave. & 1-294 TIF	2020	2019
Revenues						
Property taxes	\$ -	\$ 51,971	\$ 141,250	\$ 50,856	\$ 244,077	\$ 212,867
Interest income	-	2,995	6,195	-	9,190	13,017
Total revenues	-	54,966	147,445	50,856	253,267	225,884
Expenditures						
Construction	-	-	64,086	-	64,086	429,484
Administrative, legal fees and other	-	-	70,280	-	70,280	106,030
Surplus distribution	100,000	-	-	-	100,000	99,014
Total expenditures	100,000	-	134,366	-	234,366	634,528
Excess (Deficiency of Revenues Over Expenditures)	(100,000)	54,966	13,079	50,856	18,901	(408,644)
Other Financing Uses						
Transfers out	-	-	(297,419)	-	(297,419)	(434,150)
Net Change in Fund Balances	(100,000)	54,966	(284,340)	50,856	(278,518)	(842,794)
Fund Balances, Beginning of Year	500,000	398,615	1,326,143	11,381	2,236,139	3,078,933
Fund Balances, End of Year	\$ 400,000	\$ 453,581	\$ 1,041,803	\$ 62,237	\$ 1,957,621	\$ 2,236,139

Attachment L

**Independent Auditor's Report
on Compliance with Public Act 85-1142**

The Honorable Mayor
Members of the Village Board
Village of Alsip, Illinois
Alsip, Illinois

We have audited the basic financial statements of the Village of Alsip, Illinois (Village) as of and for the year ended April 30, 2020, and have issued report thereon dated November 25, 2020.

We have also audited the Village's compliance with the provisions of subsection (q) of Section 11-74.4-5 of the *Illinois Tax Increment Redevelopment Allocation Act* (Illinois Public Act 85-1142) for 123rd Street to 127th Street Tax Increment Financing District. The management of the Village of Alsip, Illinois is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on compliance with those requirements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Village complied in all material respects with the requirements referred to above. An audit includes examining, on a test basis, evidence about the Village of Alsip, Illinois' compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the Village of Alsip, Illinois complied, in all material respects, with the requirements of subsection (q) of Section 11-74.4-5 of the *Illinois Tax Increment Redevelopment Allocation Act* (Illinois Public Act 85-1142) for the 123rd Street to 127th Street Tax Increment Financing District.

BKD, LLP

Oakbrook Terrace, Illinois
November 25, 2020