

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*: 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:

NW Corner of Cicero Avenue & I-294

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

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	\$ 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* \$ 62,237

* 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:

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 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 3.3 - (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 BALANCE BY SOURCE

\$ 62,237

Amount of Original Issuance	Amount Designated
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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)

\$ 62,237

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.

 X **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)

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 ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area. X

2. The Municipality **DID** undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)

2a. The total number of **ALL** activities undertaken in furtherance of the redevelopment plan:

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)	\$ -	\$ -	\$ -
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

John D. Ryan
Mayor
Susan M. Fetzl
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 NW Corner of Cicero Avenue & I-294 TIF 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

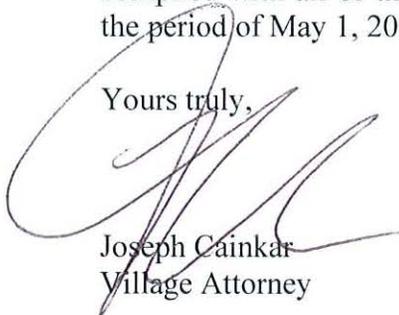
Illinois Office of the Comptroller
Local Government Division
100 West Randolph Street, Suite 15-500
Chicago, IL 60601

Re: Village of Alsip 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

Attachment H

**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).

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 NW Corner of Cicero Avenue & I-294 TIF District; seconded by Sarah Conttonaro. All in favor; none opposed. Motion carried.

DISCUSSION OF THE TIF REPORT

(The most recent draft of the TIF Report, as well as prior ones, can be downloaded on the Finance Department page of the Village of Alsip website at <http://www.villageofalsip.org/wp/finance/>). Kent Oliven led the discussion. Section 6 is backwards in regards to the two TIF Reports for the 123rd 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 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 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. Majority of the project would be their responsibility. There is no intent or discussion to extend the TIF. There is no visibility from Cicero Avenue to make it a good location for retail. Jeannette Huber questioned if this was the same location for was to be the Clocktower. Kent Oliven explained that it was and it was the location there had been talk of a multilevel hotel. Both of those projects will not be happening but there is interest in other locations within Alsip for hotels.

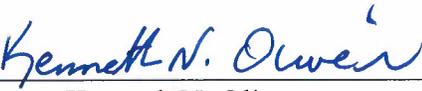
ADJOURNMENT

Motion to adjourn was made by Jeannette Huber and was seconded by Ilsa Richardella. All in favor. Motion carried. Meeting adjourned at approximately 11:51 a.m.

Respectfully submitted,

Attachment H

51
52
53
54
55



Kenneth N. Oliven
TIF Administrator and Finance Director
Alsip, Illinois