



**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**

**FY 2020**

<b>Name of Redevelopment Project Area:</b>	<b>Pulaski Road Corridor TIF</b>
	<b>Primary Use of Redevelopment Project Area*:</b> Combination/Mixed

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

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

	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)] <b>If yes, please enclose the amendment (labeled Attachment A).</b>	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)] <b>Please enclose the CEO Certification (labeled Attachment B).</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)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		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)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>		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)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>		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)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	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)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	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)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>		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)] <b>If yes, please enclose the Official Statement (labeled Attachment). If Attachment I is answered yes, then Analysis must be attached (labeled Attachment J).</b>	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)] <b>If Attachment I is yes, Analysis MUST be attached (labeled Attachment J).</b>	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) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		X
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)] <b>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).</b>		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)] <b>If yes, please enclose list only, not actual agreements (labeled Attachment M).</b>		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:**

**Pulaski Road Corridor TIF**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 1,323,965

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	\$ 141,250	\$ 482,500	8%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 6,195	\$ 13,050	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 5,891,081	92%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

**All Amounts Deposited in Special Tax Allocation Fund** \$ 147,445

**Cumulative Total Revenues/Cash Receipts** \$ 6,386,631 100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** \$ 431,786

**Transfers to Municipal Sources** \$ (297,419)

**Distribution of Surplus**

**Total Expenditures/Disbursements** \$ 134,367

**Net Income/Cash Receipts Over/(Under) Cash Disbursements** \$ 13,078

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 1,337,043

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



**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.		
Property taxes	14,925	
		\$ 14,925
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:

Pulaski Road Corridor TIF

FUND BALANCE BY SOURCE

\$ 1,337,043

Amount of Original Issuance	Amount Designated
--------------------------------	-------------------

**1. Description of Debt Obligations**



Total Amount Designated for Obligations

\$ - \$ -

**2. Description of Project Costs to be Paid**

Projects in Section 5		\$ 1,039,406
Additional Projects		\$ 3,000,000

Total Amount Designated for Project Costs

\$ 4,039,406

**TOTAL AMOUNT DESIGNATED**

\$ 4,039,406

**SURPLUS\*/(DEFICIT)**

\$ (2,702,363)

**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:**

**Pulaski Road Corridor TIF**

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:

Pulaski Road Corridor TIF

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. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.                                    |    |
| 2. The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.) X |    |
| 2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:                                    | 20 |

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

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
<b>TOTAL:</b>			
Private Investment Undertaken (See Instructions)	\$ 4,013,011	\$ 1,549,150	\$ 5,562,161
Public Investment Undertaken	\$ 3,654,792	\$ 1,039,406	\$ 4,812,118
Ratio of Private/Public Investment	\$ 30	\$ -	1 12/77

\* PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1\*:

Net3 (Family Dollar)

Private Investment Undertaken (See Instructions)	\$ 1,314,000		\$ 1,314,000
Public Investment Undertaken	\$ 430,420		\$ 430,420
Ratio of Private/Public Investment	3 1/19		3 1/19

Project 2\*:

Pulaski Lighting Project Local Share

Private Investment Undertaken (See Instructions)	\$ 756,920	\$ -	\$ 756,920
Public Investment Undertaken	\$ 300,453	\$ 50,000	\$ 350,453
Ratio of Private/Public Investment	2 27/52		2 4/25

Project 3\*:

Pulaski Road Action Plan

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 9,000	\$ -	\$ 9,000
Ratio of Private/Public Investment	0		0

Project 4\*:

Pulaski Sidewalks, Curbs, Landscaping, Pavers

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 615,006	\$ 30,000	\$ 645,006
Ratio of Private/Public Investment	0		0

Project 5\*:

Grocery Store Demolition

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 60,549	\$ -	\$ 60,549
Ratio of Private/Public Investment	0		0

Project 6\*:

Jewel Pavement

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 282,834	\$ -	\$ 282,834
Ratio of Private/Public Investment	0		0

**Project 7\*:****Village Share of 115th St. onto Pulaski Turn Lane Widening (Rest is Federal & State Monies)**

Private Investment Undertaken (See Instructions)	\$ 759,322	\$ -	\$ 759,322
Public Investment Undertaken	\$ 55,499	\$ -	\$ 55,499
Ratio of Private/Public Investment	13 15/22		13 15/22

**Project 8\*:****Directional Signage**

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 6,490	\$ 20,000	\$ 26,490
Ratio of Private/Public Investment	0		0

**Project 9\*:****Water Line Replacement**

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 463,564	\$ 339,406	\$ 920,890
Ratio of Private/Public Investment	0		0

**Project 10\*: Purchase & Level Car Wash (11720 S.)**

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 194,731		\$ 194,731
Ratio of Private/Public Investment	0		0

**Project 11\*: Alsip Lawnmower (11550 S.) Parking Lot**

Private Investment Undertaken (See Instructions)	\$ 4,551	\$ -	\$ 4,551
Public Investment Undertaken	\$ 18,206	\$ -	\$ 18,206
Ratio of Private/Public Investment	1/4		1/4

**Project 12\*: 11515-27 S. Pulaski A/C, Roof, Parking Lots**

Private Investment Undertaken (See Instructions)	\$ 20,744		\$ 20,744
Public Investment Undertaken	\$ 82,977		\$ 82,977
Ratio of Private/Public Investment	1/4		1/4

**Project 13\*: Health on Earth Wellness façade & parking**

Private Investment Undertaken (See Instructions)	\$ -	\$ 549,150	\$ 549,150
Public Investment Undertaken	\$ -	\$ 250,000	\$ 250,000
Ratio of Private/Public Investment	0		2 12/61

**Project 14\*: RD Land Ventures (11618-32 S.) Parking**

Private Investment Undertaken (See Instructions)	\$ 7,190	\$ -	\$ 7,190
Public Investment Undertaken	\$ 28,760	\$ -	\$ 28,760
Ratio of Private/Public Investment	1/4		1/4

**Project 15\*: A&F Commerce Condo Association (11638 S.) Parking**

Private Investment Undertaken (See Instructions)	\$ 14,273	\$ -	\$ 14,273
Public Investment Undertaken	\$ 57,090	\$ -	\$ 57,090
Ratio of Private/Public Investment	1/4		1/4

**Project 16\*: Official Cuts (11516 S.) Parking Lot**

Private Investment Undertaken (See Instructions)	\$	338,494		\$	338,494
Public Investment Undertaken	\$	50,000		\$	50,000
Ratio of Private/Public Investment		6 10/13			6 10/13

**Project 17\*: Purchase of Properties, Demolition, & Subsequent Development (11640-58 S.)**

Private Investment Undertaken (See Instructions)	\$	-	\$	1,000,000	\$	1,000,000
Public Investment Undertaken	\$	372,919	\$	300,000	\$	672,919
Ratio of Private/Public Investment		0				1 35/72

**Project 18\*: Purchase and Demolition of EDCA (11706-11710 S.) Property for Development**

Private Investment Undertaken (See Instructions)	\$	-	\$	-	\$	-
Public Investment Undertaken	\$	25,975	\$	50,000	\$	75,975
Ratio of Private/Public Investment		0				0

**Project 19\*: Checkers (11915 S.) Redevelopment of vacant building**

Private Investment Undertaken (See Instructions)	\$	797,518	\$	-	\$	797,518
Public Investment Undertaken	\$	295,000	\$	-	\$	295,000
Ratio of Private/Public Investment		2 19/27				2 19/27

**Project 20\*: Water Main Work (119th -120th Pulaski)**

Private Investment Undertaken (See Instructions)				\$	-
Public Investment Undertaken	\$	305,319		\$	305,319
Ratio of Private/Public Investment		0			0

**Project 21\*:**

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

**Project 22\*:**

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

**Project 23\*:**

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

**Project 24\*:**

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

**Project 25\*:**

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 Pulaski Road Corridor 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

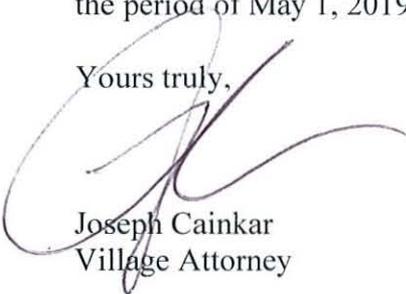
Illinois Office of the Comptroller  
Local Government Division  
100 West Randolph Street, Suite 15-500  
Chicago, IL 60601

Re: Village of Alsip Pulaski Road Corridor 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 D: Activities Undertaken In Furtherance of the Objectives of the Redevelopment Plan  
FY 2020**

**TIF NAME: Pulaski Road Corridor (03-0010-502)**

FY20 saw the following activities undertaken:

- 11515-27 S. Pulaski: Reconstruction (Phase II)
- Firewater (11638-58 S. Pulaski): New Construction
- 11706 S. Pulaski: Asbestos Removal
- Water Main: 11900-12000 Pulaski Installation/Eliminate Dead End Water Main
- Official Cuts (11514 S. Pulaski) Parking Lot & Façade
- Family Dollar (12209 S.) Parking Lot
- Affiliated Realty (12201 S.) Parking Lot
- 11515-27 S. Pulaski: A/C, Roof, Parking Lots
- Alsip Lawnmower (11550 S.): Parking lot
- RD Land Ventures (11618-32 S.): Parking
- A&F Commerce Condo Association (11638 S.): HVAC, Roof, paving
- Checker's (11915 S.): Reimbursement of property acquisition
- Ed's Lawnmower (11640 S.): Property Acquisition
- Vacant lot (11658 S.): Property Acquisition
- EDCA (11706-11710 S.): Property Acquisition
- Water main replacement: Water Main Replacement West Side of Street
- Jewel-Osco Entrance: Pavement Entrance

**Attachment E: New Agreements**

**FY 2020**

**TIF NAME: Pulaski Road Corridor (03-0010-502)**

FY20 saw the following new RDAs or land purchases:

Health on Earth Wellness (11933 S.)(Revised RDA): Reconstruction, Parking Lot, Façade

Howie Chenawsky (11515-11527)(Revised RDA): A/C, Roof, Parking Lots

Official Cuts (11514): Parking Lot, Façade

11515-27 S. Pulaski: A/C, Roof, Parking Lots

Health on Earth Wellness (11933 S.): Reconstruction, parking lot, façade

Affiliated Management (12201-12217 S.): Façade & Parking lot

RD Land Ventures (11618-32 S.): Parking

A&F Commerce Condo Association (11638 S.): HVAC, Roof, paving

EDCA (11706-11710 S.): Property Acquisition

Ed's Lawnmower (11640 S.): Property Acquisition

Vacant lot (11658 S.): Property Acquisition

New Development (11640 & 11658 S.): Property development

1  
2  
3 **VILLAGE OF ALSIP**  
4 **PULASKI ROAD CORRIDOR TIF DISTRICT**  
5 **MINUTES OF THE JOINT REVIEW BOARD**  
6 **DECEMBER 16, 2019**  
7  
8

9 Mayor John Ryan, Chairperson of the Joint Review Board (JRB), called the meeting to order at 10:39  
10 a.m. The following were in attendance: Sarah Cottonaro the Director of the Alsip-Merrionette Park  
11 Public Library District; Mayor John Ryan for the Village of Alsip; Steve Gress the Assistant  
12 Superintendent at School District 126; Ilsa Richardella the Business Manager for Community High  
13 School District 218; Jeannette Huber the Director of Parks and Recreation at Alsip Park District; Kent  
14 Oliven the Finance Director for the Village of Alsip (non-voting member). Janet Rogers with the South  
15 Cook County Mosquito Abatement District joined the meeting at 10:50am.  
16

17 **ELECTION OF A PUBLIC MEMBER:**

18 Joe Schmitt had planned to be present as the Public Member but was unable to attend due to a death in  
19 the family. Since he was unable to attend there would not be the election of the Public Member.  
20

21 **APPROVAL OF MINUTES:**

22 Mayor Ryan asked for a motion to approve the Minutes from the January 4, 2019 Joint Review Board  
23 Meeting. (Those minutes are Attachment H of the prior fiscal year's TIF report which can be found at  
24 <http://warehouse.illinoiscomptroller.com> or on the Village of Alsip website at  
25 <http://www.villageofalsip.org/wp/finance/>).  
26

27 Sarah Cottonaro made a motion to approve the January 4, 2019 minutes of the Pulaski Road Corridor  
28 TIF; seconded by Ilsa Richardella. All in favor; none opposed. Motion carried.  
29

30 **DISCUSSION OF THE TIF REPORT:**

31 (The most recent draft of the TIF Report, as well as prior ones, can be downloaded on the Finance  
32 Department page of the Village of Alsip website at <http://www.villageofalsip.org/wp/finance/>). The TIF  
33 Report shows what money was spent in the prior year, how long the TIF has been around, how much  
34 money is left in the TIF, the receipts that it is receiving, some of the vendors and the projects. The  
35 Pulaski TIF has had a lot of activity and covers three different non-high school districts. The real estate  
36 market went down right after this TIF came into being and the EAVs have mostly dropped since that  
37 point below the original, or "frozen" EAV which has led to less TIF money than originally projected.  
38 There were a few parcels that have been developed and are bringing in a little bit of money. The Village  
39 has done a lot to improve Pulaski such as street scaping, an old grocery store has been removed which  
40 led to new Taco Bell, and the entrance/exit of Jewel parking lot has been fixed. This past year the Water  
41 fund (25%) and the Pulaski TIF (75%) have fixed two water mains. One was crumbling and needed to  
42 be replaced and the other was an extension and looping it in front of another TIF project. Health on  
43 Earth Wellness paid for part of that project and will be a chiropractic office with other wellness facilities  
44 in it. There are some projects that have Redevelopment Agreements associated with them that have not  
45 been paid yet. One was Health on Earth Wellness for a quarter million. Another was a strip mall that  
46 had a façade improvement. The work has been completed but the paperwork is still being processed.  
47 There are two future developments that the Board is working on. The Village purchased and  
48 demolished a car wash on the west side of the street. The other is the EDCA car dealership that has a  
49 couple different buildings and PINs associated with it and those were demolished as well. Those  
50 properties were put out in the newspaper for various projects and they were also put out to bid for the

## Attachment H

51 properties. A mediterranean restaurant has purchased that and they are looking to build in early spring.  
52 It is challenging to fill the parcels on Pulaski because of the depth of the lots. They are very shallow and  
53 in many cases you need to combine two parcels going north and south to be able to find something that  
54 will fit. What was known as the Christmas Tree Lot and Ed's Lawnmower had a mistake in the original  
55 increment due to someone paying property tax on building that no longer existed. When the EAV was  
56 frozen on that parcel is implied the building was still there. There will be increment in the new building  
57 that comes in but it won't be as good as it should have been. That project has been in delay for almost  
58 two years due to the potential business trying to find the right financial backer and the right partners.  
59 There will be a new redevelopment agreement and it does not look like there will be a drive thru as  
60 discussed previously. The building will be as large as originally intended and looks like it will be three  
61 separate businesses in the building. One may be a jeweler or an insurance agency and the other two  
62 restaurants. One will be a BBQ restaurant and another restaurant with shared dining. The Board just  
63 agreed to have the attorney rework their redevelopment agreement. The TIF has already purchased  
64 those parcels. There is another parcel immediately to the north of those that the Village may purchase.  
65 It may be subdivided so that Studio K, who is immediately to its north, would have extra parking and  
66 the remaining parking would be for the new businesses. A lot has been developing but it will start to  
67 slow down now. Most of the TIF's current EAV is lower than the frozen EAV because this TIF was  
68 established before the property tax values all fell. This TIF is transforming eyesores into new  
69 buildings that generate property taxes, shopping and dining options and new jobs. Steve Gross asked if  
70 there was any plans to spend down the balance of the TIF and close it early since it was underwater.  
71 Kent Oliven explained that as the new buildings come in they are going to generate some money. This  
72 TIF goes to either 2032 or 2033 and as it generates more money the Village would like to do some other  
73 projects including to create out lots in front of the Jewel. There are several other vacant properties along  
74 Pulaski that will be opportunities for new buildings which would help spur the EAV for the whole area.  
75 Jeannette Huber asked what Health on Earth Wellness is and it was explained by the Mayor that he is a  
76 chiropractor relocating his business from Crestwood. He will be leasing office space to other  
77 professional organizations. He has residential space on the second level but no TIF money was used  
78 towards that. There will also be a new Harold's Chicken opening in the old Dunkin Doughnuts location.  
79 There was shared cost for a new parking lot behind the property on the east side there is the strip mall at  
80 115<sup>th</sup> and Pulaski to facilitate more businesses. There will a new sports bar going into that strip mall  
81 next to the Currency Exchange. There will also be a new business going into where the old Demon  
82 Dawgs was without any TIF assistance. On the west side of the street the Official Cuts just did a new  
83 façade, parking lot improvements, and will be putting in a barber college. The Mayor also summarized  
84 some of the projects Kent Oliven had previously mentioned. The Mayor and Kent Oliven explained that  
85 US Bank will not sell to a rival bank and although it would be ideal to put a restaurant in that location  
86 based on size and parking lot it was not designed to be a restaurant. There would have to be  
87 improvements made to make that work. The Village does not want to see that building demolished  
88 because it would impact the EAV that already exists. Jeannette Huber asked about the three properties  
89 that had the façade improvements. The Mayor and Kent Oliven explained that it was Official Cuts,  
90 Affiliated Realty, and the Family Dollar. The Family Dollar was slightly different and predated Kent's  
91 time. It was a property tax rebate for getting rid of the gas station that previously occupied that area and  
92 turning it into the Family Dollar. Some of the property tax is given back over time and that deal has  
93 been completed. The other two have been completed. It was just the Family Dollar that was spread out  
94 over time. That program is still available and it possible that when Official Cuts converts the portion to  
95 the barber college they may ask for another redevelopment agreement. The majority of the businesses  
96 that were interested in that program have already done so. Ilsa Richardella asked about commercial  
97 reassessments that are to hit the southland in 2020 and were expected to occur in the commercial  
98 properties. Kent Oliven clarified that she was asking about how Cook County was redistributing across  
99 the whole county and how the southern suburbs have been paying too much and the northern suburbs  
100 haven't. He thought that it was a political minefield. He thought it would take a number of more years

**Attachment H**

101 to see much going on by then. If any information comes in the Village would be happy to share that  
102 with her. Kent went on further to explain some of the challenges that are faced getting businesses to  
103 come to Cook County that do not have any locations within Cook County. They are exploring other  
104 incentives to get them to come but it is challenging. Ilsa Richardella requested that if there are any tax  
105 incentives being offered to the properties that are within these TIFs that the Joint Review Board is  
106 notified so they are aware what is being offered. There are some incentives that would phase up after  
107 the TIF ended. Kent Oliven explained that it is negotiation of the redevelopment agreement that has a  
108 7c Class incentive built into it. That 7c Class incentive would expire long before the TIF does. That  
109 would have no impact on the taxing bodies here. Jeannette Huber asked about what the marketing items  
110 listed were. Kent Oliven commented about the lamp poles being damaged by drivers jumping the curb.  
111 He attributed that to the amount of traffic on Pulaski. Holiday on Pulaski is an event held in December  
112 to promote people to show in the business that line Pulaski and keep it a vibrant shopping community.  
113 There is a little bit of money that is spent towards that and it is very successful event. The Mayor  
114 commented about the marketing as well. He explained the Manheim Group was working for the Village  
115 to help promote the Pulaski TIF area. About three months prior they were released from the obligation  
116 to the Village. They did a good job and took things as far as they could. The Village has brought in the  
117 assistance of the Diliberto Realty Group to help and within two months the property were the new  
118 Mediterranean Restaurant had been purchased. Kent Oliven said that in the future the Manheim Group  
119 could be brought back in to assist since they know the area so well but it would not be a monthly  
120 expense going forward.

121

122 **ADJOURNMENT:**

123 Motion to adjourn was made by Jeannette Huber and seconded by Ilsa Richardella. All in favor; none  
124 opposed. Motion carried. Meeting adjourned at 11:20 a.m.

125

126

127

128

129

130

131

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 St. to 127th St.)	123rd Place & Cicero Ave. TIF	Pulaski Road Corridor TIF	NW Cicero Ave. & 1-294 TIF	Total	
					2020	2019
<b>Revenues</b>						
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
<b>Expenditures</b>						
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
<b>Excess (Deficiency of Revenues Over Expenditures)</b>	(100,000)	54,966	13,079	50,856	18,901	(408,644)
<b>Other Financing Uses</b>						
Transfers out	-	-	(297,419)	-	(297,419)	(434,150)
<b>Net Change in Fund Balances</b>	(100,000)	54,966	(284,340)	50,856	(278,518)	(842,794)
<b>Fund Balances, Beginning of Year</b>	500,000	398,615	1,326,143	11,381	2,236,139	3,078,933
<b>Fund Balances, End of Year</b>	\$ 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 the Pulaski Road Corridor 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 Pulaski Road Corridor Tax Increment Financing District.

*BKD, LLP*

Oakbrook Terrace, Illinois  
November 25, 2020

