

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

FY 2019

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

* 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 2019

TIF NAME:

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

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 599,013

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)	\$ 155,504	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 \$ 17,492,471 100%

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

Transfers to Municipal Sources \$ 99,014

Distribution of Surplus \$ 99,014

Total Expenditures/Disbursements \$ 99,014

Net Income/Cash Receipts Over/(Under) Cash Disbursements \$ (99,015)

FUND BALANCE, END OF REPORTING PERIOD* \$ 499,998

* 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 2019

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 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational, or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ -

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 2019

TIF NAME:

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

FUND BALANCE BY SOURCE

\$	499,998
----	---------

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)

\$	499,998
----	---------

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

FY 2019

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

**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 2019

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:

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
TOTAL:			
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 2019

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) - FY19	\$ 99,014
All (Calculated by Cook County) - FY18	\$ 603,054
All (Calculated by Cook County) - Prior years	\$ 300,000
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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
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 Office 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, 2019.

IN WITNESS THEREOF, I have placed my official signature this 25th day of October, 2019.



John D. Ryan
Mayor

LAW OFFICES

Attachment C

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

October 28, 2019

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, 2018 through April 30, 2019.

Yours truly,



Joseph Cainkar
Village Attorney

JC: lr

1 Attachment H

2
3 **VILLAGE OF ALSIP**
4 **TIF #1 (123rd STREET to 127th STREET) TIF DISTRICT**
5 **MINUTES OF THE JOINT REVIEW BOARD**
6 **JANUARY 4, 2019**
7
8

9 Mayor John Ryan, Chairperson of the JRB, called the meeting to order at 11:16 a.m. The Mayor asked
10 everyone to go around and introduce themselves. The following were in attendance: Jeannette Huber the
11 Director of Alsip Park District; Ilsa Richardella the Business Manager for Community High School
12 District 218; Sarah Cottonaro the Director of the Alsip-Merrionette Park Public Library District; Janet
13 Rogers the Director of the South Cook County Mosquito Abatement District. Kent Oliven the Finance
14 Director for the Village of Alsip was present as a non-voting member.
15

16 APPROVAL OF MINUTES:

17
18 Mayor Ryan asked for a motion to approve the Minutes from the October 17, 2017 Joint Review Board
19 Meeting. Those minutes are Attachment H of the prior fiscal year's TIF report which can be found on
20 the Village of Alsip's website under Finance.
21

22 Sarah Cottonaro made a motion to approve the October 17, 2017 minutes of the TIF #1; seconded by
23 Janet Rogers. All in favor; none opposed. Motion carried.
24

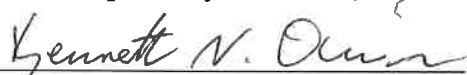
25 DISCUSSION OF THE TIF REPORT:

26
27 Mr. Oliven led the discussion. This TIF was designated in October of 1993 and it terminated in the end
28 of December 2016. There is still a JRB Meeting because the account wasn't titled properly. There is
29 nothing happening in this TIF. The money is in escrow and as discussed last year the Village set up a
30 plan as to where the excess money would go. Some of it went to Pulaski and some went to surplus
31 declaration at the time. Some now is in escrow to refund property taxes as they are refunded either
32 through the PTAB process or refunded through the Cook County Circuit Court process. The Village has
33 been following that and last year there was a big pop. There is no way that this money can be spent in
34 any way other than to refund the property taxes that generated it. This money that is not from the
35 properties that generated it will go back to the taxing bodies. The TIF Surplus will be voted on at the
36 upcoming Board Meeting and the most it could be would be \$100,000.00. Once that is approved we
37 will get a check to Cook County and then it comes back as if someone made a property tax payment in
38 the TIF area. He suggested that District 218 keep an eye on what is in TIF District #1 and where the
39 properties are because they drive most of the property tax appeals and it will affect the amount of the
40 surplus declarations. Ms. Richardella asked if there was a notification from Cook County for what their
41 amount of surplus would be. Kent said they could pick any PIN in the district and go on Cook County's
42 page to see what the property tax amount was or if she waited a few minutes after the meeting he would
43 be able to look something up for her from the Truth in Taxation Hearing that was recently held. There
44 will not be any projects or old bills that would hit this TIF. It is only based on property tax. There will
45 be another JRB next year but the money is all in escrow just for surpluses. After the JRB Meetings next
46 year there will only be three JRB Meetings.
47

48 ADJOURNMENT:

49
50 Motion to adjourn was made by Jeannette Huber and seconded by Janet Rogers. All in favor; none
51 opposed. Motion carried. Meeting adjourned at 11:26 a.m.
52
53
54
55
56
57
58
59

60 Respectfully submitted,

61 

62 Kenneth N. Oliven
63 TIF Administrator and Village Finance Director
64 Alsip, Illinois
65

Attachment K

VILLAGE OF ALSIP, ILLINOIS
SPECIAL REVENUE FUNDS
SPECIAL TAX ALLOCATION FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE
April 30, 2019

	TIF 1 (123rd St. to 127th St.)	123rd Place & Cicero Ave. TIF	Pulaski Road Corridor TIF	NW Cicero Ave & I-294 TIF	Eliminations	Totals
REVENUES						
Property taxes	\$ -	\$ 4,783	\$ 200,968	\$ 7,116	\$ -	\$ 212,867
Interest income	(1)	1,895	6,855	4,265	-	13,014
Total revenues	(1)	6,678	207,823	11,381	-	225,881
EXPENDITURES						
Construction costs	-	-	429,484	-	-	429,484
Administrative, legal fees, and other	-	-	106,030	-	-	106,030
Surplus distribution	99,014	-	-	-	-	99,014
Total expenditures	99,014	-	535,514	-	-	634,528
Excess (deficiency) of revenues over expenditures	(99,015)	6,678	(327,691)	11,381	-	(408,647)
OTHER FINANCING USES						
Transfers in	-	-	-	-	-	-
Transfers out	-	-	(434,150)	-	-	(434,150)
Total other financing uses	-	-	(434,150)	-	-	(434,150)
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	(99,015)	6,678	(761,841)	11,381	-	(842,797)
FUND BALANCE, BEGINNING OF YEAR	599,013	391,933	2,085,805	-	-	3,076,751
FUND BALANCE, END OF YEAR	\$ 499,998	\$ 398,611	\$ 1,323,964	\$ 11,381	\$ -	\$ 2,233,954



**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, 2019, 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 25, 2019, which contained unmodified opinions on those financial statements.

Our audit was performed for the purpose of forming opinions on the financial statements as a whole. The supplementary information included in the accompanying schedule, as TIF 1 (123rd Street to 127th Street), 123rd Place and Cicero Avenue TIF, and Pulaski Road Corridor TIF Fund 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 TIF 1 (123rd Street to 127th Street), 123rd Place and Cicero Avenue TIF, and Pulaski Road Corridor TIF Fund statement of revenues, expenditures, and changes in fund balance is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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, the procedures performed as described above, the TIF 1 (123rd Street to 127th Street), 123rd Place and Cicero Avenue TIF, Pulaski Road Corridor TIF Fund statement of revenues, expenditures, and changes in fund balance is fairly stated, in all material respects, in relation to the financial statements as a whole.

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.

The Honorable Mayor and Trustees
Village of Alsip, Illinois

Attachment I

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

CliftonLarsonAllen LLP

Oak Brook, Illinois
October 25, 2019