

**FY 2020
ANNUAL TAX INCREMENT FINANCE
REPORT**




**STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA**

Name of Municipality: Village of Alsip Reporting Fiscal Year: **2020**
 County: Cook Fiscal Year End: 04/30/2020
 Unit Code: 016/010/32

TIF Administrator Contact Information

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

I attest to the best of my knowledge, this FY 2020 report of the redevelopment project area(s)
 in the ~~City~~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.]

 1/6/2021
 Written signature of TIF Administrator 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 DISTRICT		
Name of Redevelopment Project Area	Date Designated	Date Terminated
123rd Place and Cicero Ave. TIF (03-0010-501; 228)	5/1/2002	

*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:	123rd Place and Cicero Ave. TIF
	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 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 (q) 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

123rd Place and Cicero Ave. TIF

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 398,611

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	\$ 51,971	\$ 763,252	98%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 2,995	\$ 15,020	2%
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 \$ 54,966

Cumulative Total Revenues/Cash Receipts \$ 778,272 100%

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 \$ 54,966

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 453,577

* 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:

123rd Place and Cicero Ave. TIF

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 2020

TIF NAME:

123rd Place and Cicero Ave. TIF

FUND BALANCE BY SOURCE

\$ 453,577

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)

\$ 453,577

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:

123rd Place and Cicero Ave. 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: 123rd Place and Cicero Ave. 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. **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.) X2a. The total number of **ALL** activities undertaken in furtherance of the redevelopment plan: 1

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	\$ 3,124	\$ -	\$ -
Ratio of Private/Public Investment	\$ -	\$ -	0

* PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

Street Lighting (From a prior fiscal year)			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 3,124	\$ -	\$ -
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: 123rd Place and Cicero Ave. TIF

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
5/1/2002	\$ 1,514,404	\$ 2,257,925

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
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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. 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 123rd Place & Cicero Avenue 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

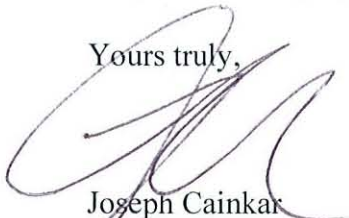
Illinois Office of the Comptroller
Local Government Division
100 West Randolph Street, Suite 15-500
Chicago, IL 60601

Re: Village of Alsip 123rd Place/Cicero Avenue 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
123RD PLACE & CICERO AVENUE TIF DISTRICT
JOINT REVIEW BOARD
MEETING MINUTES
DECEMBER 16, 2019**

1
2
3
4
5
6
7 Mayor John Ryan, Chairperson of the JRB, called the meeting to order at 11:21am. The following were
8 in attendance: Sarah Cottonaro the Director of the Alsip-Merrionette Park Public Library District; Mayor
9 John Ryan for the Village of Alsip; Steve Gress the Assistant Superintendent at School District 126; Ilsa
10 Richardella the Business Manager for Community High School District 218; Jeannette Huber the
11 Director of Parks and Recreation at Alsip Park District; Janet Rogers the Operations Superintendent of
12 the South Cook County Mosquito Abatement District; Kent Oliven the Finance Director for the Village
13 of Alsip (non-voting member).

14
15 **ELECTION OF A PUBLIC MEMBER:**

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

19 **APPROVAL OF MINUTES**

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

24
25 Sarah Conttonaro made a motion to approve the January 4, 2019 minutes of the 123rd Place & Cicero
26 Avenue TIF District; seconded by Janet Rogers. All in favor; none opposed. Motion carried.
27

28 **DISCUSSION OF THE TIF REPORT**

29 (The most recent draft of the TIF Report, as well as prior ones, can be downloaded on the Finance
30 Department page of the Village of Alsip website at <http://www.villageofalsip.org/wp/finance/>). Kent
31 Oliven explained this is now the Yaffo business and Red Roof Inn. There is roadwork that still needs to
32 happen out front and access to the back. There is preliminary talk between private parties about
33 changing those businesses and possibly the buildings. The Village is in talks with them about their
34 plans and if there would be TIF incentives to make improvements to those structures or to replace them.
35 Details cannot be given at this time during the preliminary negotiation process. There is a poor access road
36 in the area by those properties and there is poor utility service that the Village would like to improve for
37 those businesses and the surrounding neighbors. There was discussion between Jeannette Huber, Kent
38 Oliven and the Mayor about this area but nothing could really be discussed due to the negotiation. Steve
39 Gress questioned if there was a concern about the time span left on this TIF with all the plans that are
40 being discussed without a lot of time to earn dollars to complete the plans. Kent Oliven agreed that it is
41 a limited amount of time and more would be covered about it in the next TIF meeting about the TIF that
42 butts up against this one. At this time there is no discussion about renewing or extending the TIF.
43 There was discussion about the confusion of the date this TIF was designated (May 1, 2002 versus
44 August 17, 2015) between everyone present. Kent Oliven explained there was a mistake with the
45 company that prepared the TIFs regarding the naming of the TIFs and it was corrected in ordinance by
46 the Board previously. He thought this report wasn't changed to reflect that and said they would refile
47 with the State Comptroller's Office and that he would also confirm the Base EAV and the Reporting
48 Fiscal Year EAV numbers. It was his assumption that Section 6 of the next TIF report to be discussed
49 would just need to be flipped with this report. The actual date of designation for the 123rd Place and
50 Cicero TIF was August 17, 2015. The Mayor commented about other expansion that will be happening


Attachment H

51 outside of the TIF Districts. Coca-a-Cola has an upcoming expansion planned. GC America completed
52 their new campus and their old building will have a new tow truck dealer moving into that location on
53 123rd. There will be two trucking repair businesses built on the west side of town.
54

55 **ADJOURNMENT**

56 Motion to adjourn made by Ilsa Richardella and seconded by Steve Gress. All in favor. None opposed.
57 Meeting adjourned at 11:40 a.m.
58

59 Respectfully submitted,

60 
61 _____
62 Kenneth N. Oliven
63 TIF Administrator and Finance Director
64 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
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 the 123rd Place and Cicero Avenue 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 Place and Cicero Avenue Tax Increment Financing District.

BKD, LLP

Oakbrook Terrace, Illinois
November 25, 2020