

**FY 2018
ANNUAL TAX INCREMENT FINANCE
REPORT**



STATE OF ILLINOIS
COMPTROLLER

Name of Municipality: River Grove Reporting Fiscal Year: **2018**
County: Cook Fiscal Year End: **12/31/2018**
Unit Code: **016/485/32**

TIF Administrator Contact Information

| | |
|----------------------------|---|
| First Name: Michele | Last Name: Obaya |
| Address: 2621 Thatcher Ave | Title: Village Trustee/Economic Development Chair |
| Telephone: 708-453-8000 | City: River Grove |
| E-mail- required | Zip: 60171-1612 |
| mobaya@rivergroveil.gov | |

I attest to the best of my knowledge, that this FY 2018 report of the redevelopment project area(s)

in the City/Village of: **River Grove**

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.].

Millican Bayne

8-29-19

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

*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 2018

Name of Redevelopment Project Area (below):

Southwest TIF District

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:

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):

Tax Increment Allocation Redevelopment Act
 Industrial Jobs Recovery Law

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). | | <input checked="" type="checkbox"/> |
| 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). | | <input checked="" type="checkbox"/> |
| 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). | | <input checked="" type="checkbox"/> |
| 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). | <input checked="" type="checkbox"/> | |
| 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). | <input checked="" type="checkbox"/> | |
| 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). | <input checked="" type="checkbox"/> | |
| 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). | <input checked="" type="checkbox"/> | |
| Were there any reports or meeting minutes submitted to the municipality by 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). | <input checked="" type="checkbox"/> | |
| 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 any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J). | <input checked="" type="checkbox"/> | |
| 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, then Analysis MUST be attached and (labeled Attachment J). | <input checked="" type="checkbox"/> | |
| 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). | <input checked="" type="checkbox"/> | |
| 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). | <input checked="" type="checkbox"/> | |
| 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 the list only, not actual agreements (labeled Attachment M). | <input checked="" type="checkbox"/> | |

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 2018

TIF NAME:

Southwest TIF District

Special Tax Allocation Fund Balance at Beginning of Reporting Period

| 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 | | | 0% |
| State Sales Tax Increment | | | 0% |
| Local Sales Tax Increment | | | 0% |
| State Utility Tax Increment | | | 0% |
| Local Utility Tax Increment | | | 0% |
| Interest | | | 0% |
| 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 Amount Deposited in Special Tax Allocation Fund -

Cumulative Total Revenues/Cash Receipts - 0%

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 -

FUND BALANCE, END OF REPORTING PERIOD* -

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

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c))

FY 2018

TIF NAME:

Southwest TIF District

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment project costs)

PAGE 1

SECTION 3.2 A

PAGE 2

SECTION 3.2 A

PAGE 3

SECTION 3.2 A

PAGE 3

| | | | | | | | | |
|--|--|--|--|--|--|--|----|---|
| 13. Relocation costs. | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
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| | | | | | | | \$ | - |
| 14. Payments in lieu of taxes. | | | | | | | | |
| | | | | | | | | |
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| | | | | | | | | |
| | | | | | | | \$ | - |
| 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 3.2 B

FY 2018

TIF NAME:

Southwest TIF District

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d))

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FY 2018

TIF NAME:

FUND BALANCE BY SOURCE

Southwest TIF District

66 -

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

1. Description of Debt Obligations

Total Amount Designated for Obligations

— 6 —

2. Description of Project Costs to be Paid

Total Amount Designated for Project Costs

\$

TOTAL AMOUNT DESIGNATED

1

SURPLUS/(DEFICIT)

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

FY 2018

TIF NAME:

Southwest TIF District

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

**Check here if no property was acquired by the Municipality within the
Redevelopment Project Area.**

Property Acquired by the Municipality Within the Redevelopment Project Area.

| | |
|--|--|
| Property (1): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

| | |
|--|--|
| Property (2): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

| | |
|--|--|
| Property (3): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

| | |
|--|--|
| Property (4): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

SECTION 5 - 20 ILCS 620/4.7 (7)(F)
PAGE 1

FY 2018

TIF Name:

Southwest TIF District

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. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area. | <input checked="" type="checkbox"/> |
| 2. The Municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.) | |
| 2a. The number of projects undertaken by the municipality within the Redevelopment Project Area: | |

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 | | 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 |

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 the complete TIF report

SECTION 6 FY 2018

TIF NAME: Southwest TIF District

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 |
|--------------------------------|--------------|------------------------------|
| 2011 | \$ 9,521,830 | \$ 7,516,702 |

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 |
|-----------------------------|--|
| \$ | - |
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| \$ | - |

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 |
|-------------------------|------------------------|---|---------------------|
| | | | \$ - |
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SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

1. *What is the primary purpose of the study?*

| Optional Documents | Enclosed |
|---|-----------------|
| Legal description of redevelopment project area | |
| Map of District | |

Attachment A

**VILLAGE OF RIVER GROVE
COOK COUNTY, ILLINOIS**

ORDINANCE NO. 2018-18

AN ORDINANCE DISSOLVING THE SOUTHWEST TIF DISTRICT

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF RIVER GROVE
THIS 20TH DAY OF SEPTEMBER, 2018**

**Published by authority of the
President and Board of Trustees of
the Village of River Grove, Cook
County, Illinois this 20th day of
September, 2018.**

VILLAGE OF RIVER GROVE
COOK COUNTY, ILLINOIS

ORDINANCE NO. 2018-18

AN ORDINANCE DISSOLVING THE
SOUTHWEST TIF DISTRICT

WHEREAS, pursuant to Ordinances No. 2011-03, No. 2011-04, and No. 2011-05, adopted on January 20, 2011, the Village of River Grove (the "Village") approved the Southwest Tax Increment Area Redevelopment Plan and Project (assigned as Tax Agency Number _____ by the Cook County Clerk), designated the Redevelopment Project Area (the "Southwest TIF District"), and authorized tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the "TIF Act"); and

WHEREAS, through the use of tax increment allocation financing in accordance with the TIF Act, the Southwest TIF District was to be redeveloped in accordance with the goals and objectives set forth in the Southwest Tax Increment Area Redevelopment Plan and Project; and

WHEREAS, the Village has determined that because of the recent economic recession and subsequent decline in market values (including those in the Redevelopment Project Area), the Village has not been able to effectively implement the original Redevelopment Plan as established in 2011 and that a new Redevelopment Plan is necessary to effectively promote redevelopment activities and realize incremental revenue necessary to support future redevelopment projects; and

WHEREAS, the Village books and records of the Southwest TIF District are to be closed, coincident with the final payment of incremental tax revenue, if any, to the Southwest TIF District Special Tax Allocation Fund; and

WHEREAS, the Village Board hereby determines that any unrestricted balance remaining in the Southwest TIF Special Tax Allocation Fund shall be declared "surplus" and shall be distributed in accordance with §11-74.4-8 of the TIF Act; and

WHEREAS, the Village Board hereby finds and declares that the Southwest TIF District should consequently be dissolved;

NOW THEREFORE BE IT ORDAINED, by the President and Village Board of the Village of River Grove, in open meeting assembled, as follows:

Section 1. The foregoing recitals are hereby incorporated herein, as though fully set forth.

Section 2. Pursuant to §11-74.4-8 of the TIF Act, that the redevelopment project area previously designated as the Southwest TIF District is hereby dissolved, and any unrestricted balance remaining in the Special Tax Allocation Fund is declared surplus and shall be distributed in accordance with §8 of the TIF Act (65 ILCS 5/11-74.4-8.)

Section 3. This Ordinance shall become effective upon its passage and approval as required by law.

Section 4. The Village Clerk is authorized and directed to give notice of this Ordinance to the affected taxing bodies on or before November 1, 2018, and to immediately file a certified copy of this Ordinance with the County Clerk.

PASSED this 20th day of September, 2018.

AYES: Trustees Alle, Bporink, Sewell, Thomas, Obaya & Foxwinski

NAYS: None

ABSENT: None

Approved: David B. Guerin
Hon. David B. Guerin, Village President

Attest: Marjorie A. Manchen
Hon. Marjorie A. Manchen, Village Clerk



PRESIDENT
DAVID B. GUERIN

VILLAGE CLERK
MARJORIE A. MANCHEN

COMPTROLLER
GREGORY PETERS



TRUSTEES
LYNN M. BJORKVIK
ROGER V. SEWELL
ROBERT C. THOMAS
MICHELE M. OBAYA
KATIE A. MUELLNER
CHRISTOPHER J. LILLY

Attachment B

Southwest TIF District

I, David B Guerin, President of the Village of River Grove, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, The Village complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning January 1, 2018 and ending December 31, 2018.

David B. Guerin

David B Guerin
Village President

Date

PRESIDENT
DAVID B. GUERIN

VILLAGE CLERK
MARJORIE A. MANCHEN

COMPTROLLER
GREGORY PETERS



TRUSTEES
LYNN M. BJORKVIK
ROGER V. SEWELL
ROBERT C. THOMAS
MICHELE M. OBAYA
KATIE A. MUELLNER
CHRISTOPHER J. LILLY

Attachment C

Southwest TIF District

RE: Attorney Review – Southwest TIF District

This will confirm that I am the Village Attorney for the Village of River Grove, Illinois. I have reviewed all information provided to me by the Village, staff and consultants, and I find that the Village has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set thereunder for the fiscal year beginning January 1, 2018 and ending December 31, 2018, to the best of my knowledge and belief.

Sincerely,

Bart Smith
Village Attorney

Joint Review Board Minutes

No Joint Review Board meetings were convened during FY 2018. Meetings for the 8-month 2017B and 12-month 2018 reports will be conducted in October, 2019.