# FY 2015 ANNUAL TAX INCREMENT FINANCE REPORT



Name of Municipality:	South Holland	Reporting Fi	scal Year:	2015
County:	Cook	Fiscal Year I	End:	4/30/2015
Unit Code:	016/540/32			
	TIF Administr	ator Contact Info	ormation	
First Name: Beth	~~~	Last Name:	Herman	
Address: 16226 Wa	ausau Ave.	Title:	Treasurer	
Telephone: 708/210-2	900	City: E-mail-	South Holland	Zip: <u>60473-2156</u>
Mobile		required	bherman@southholl	and.org
Mobile		Best way to	X Email	Phone
Provider		contact	Mobile	Mail
is complete and accura	y knowledge, this report of the r ate at the end of this reporting Fi t. seq.] Or the Industrial Jobs R	iscal year under th	ne Tax Increment Alloc	cation Redevelopment Act
BeHXle	iner		/2/9//5 <sup>-</sup> Date	
Written signature of TII			Date	7,22,7,20,7,30,7,10,7,10,7,10,7,10,7,10,7,10,7,1
<b>Section 1</b> (65 ILCS 5/1	:1-74.4-5 (d) (1.5) and 65 ILCS	5/11-74.6 <sub>"</sub> 22 (d) (	1.5)*)	
1 - 1/10-1411/0411/17/17/17/17		E FOR <u>EACH</u> TIF		
Name of Red	evelopment Project Area	Da	ite Designated	Date Terminated
Route 6/South Park TIF	· · · · · · · · · · · · · · · · · · ·	nomeron and the second	11/20/1	989
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<sup>\*</sup>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 <u>each</u> redevelopment project area listed in Section 1.] FY 2015

Name of Redevelopment Project Area:	Route 6 South Park
Primary Use of Redevelopment Project Area*:	Central Business District
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was Redevelopment Project Are	ea designated? (check one):
Tax Increment Allocation Redevelopment Actx Industrial Jobs Reco	very Law

values Tax Boundary? [65] LICS 5/11-74.4-5 (d) (1) and 5/31-74.6-22 (d) (1)] f yes, please enclose the amendment labeled Attachment A  retrification 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] LICS 5/11-74.4-5 (d) (3) and 5/11-74.6-6 (2) (d) (3)]  Please enclose the CEO Certification labeled Attachment B  X  Diprinton of legal counsel that municipality is in compliance with the Act. [65] LICS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (7) (d)  Please enclose the Legal Counsel Opinion labeled Attachment C  Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65] LICS 5/11-74.4-5 (d) (7) (a) and B) and 5/11-74.6-22 (d) (7) (a) and B)]  Yes, please enclose the Activities Statement labeled Attachment D  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 LICS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)]  Yes, please enclose the Agreement(s) labeled Attachment E  X  If yes, please enclose the Agreement(s) labeled Attachment E  X  Yes there additional information on the use of all funds received under this Division and steps taken by the unnicipality ST IF advisors or consultants enter into contracts with entities or persons that have eceived or are receiving payments financed by tax increment revenues produced by the same TIF? [65] LICS 5/11-74.6-22 (d) (7) (T) [1]  Yes, please enclose the Additional Information labeled Attachment F  X  Yere there any reports or meeting minutes submitted to the municipality by the joint review board? [65] LICS 5/11-74.6-20 (d) (7) (T) [1]  Yes, please enclose the Joint Review Board Report labeled Attachment H  X  Yere applease enclose the Minutes and P		No	Yes
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hose intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)]			
f yes, please enclose list only of the intergovernmental agreements labeled Attachment Μ		x	

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

# SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

Provide an analysis of the special tax allocation fund.

FY 2015

**TIF NAME: Route 6 South Park TIF** 

SURPLUS\*/(DEFICIT)(Carried forward from Section 3.3)

Fund Balance at Beginning of Reporting Period \$ 514,413

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Repo	rting Year	Cur	nulative*	% of Total
Property Tax Increment	\$	597,358	\$	12,965,917	31%
State Sales Tax Increment					0%
Local Sales Tax Increment					0%
State Utility Tax Increment					0%
Local Utility Tax Increment					0%
Interest	\$	25	\$	455,476	1%
Land/Building Sale Proceeds					0%
Bond Proceeds					0%
Transfers from Municipal Sources			\$	15,340,468	37%
Private Sources			\$	12,094,185	29%
Other (identify source; if multiple other sources, attach					
schedule)			\$	794,969 vhere current o	2%
Total Amount Deposited in Special Tax Allocation Fund During Reporting Period	\$	597,383	]		
Fund During Reporting Period	\$	597,383	]		
Cumulative Total Revenues/Cash Receipts			\$	41,651,015	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	\$	938,306			
Distribution of Surplus			]		
Total Expenditures/Disbursements	\$	938,306			
Total Expenditures/Disbursements  NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS	\$	938,306 (340,923)	] ]		

(6,241,458)

FY 2015

TIF NAME: Route 6 South Park TIF

#### ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOU	NTS >\$10,000 SECTION 3	3.2 B MUST BE COMPLETED
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, administration and professional services—Subsections (q)(1) and (o) (1)	runounto	repering ricear rear
1. Costs of studies, administration and professional services—Subsections (4)(1) and (0) (1)		
		\$ -
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$
3. Property assembly: property acquisition, building demolition, site preparation and environmental		
site improvement costs. Subsections (q)(2), (o)(2) and (o)(3)		
		\$ -
4.Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings.		
Subsection (q)(3) and (o)(4)	050.000	
Capital Outlay	353,306	
		\$ 353,306
5 O-st-ofttttttt		\$ 333,300
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
	· ·	
		\$ -
6.Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs		Ψ .
Recovery TIFs ONLY		
		\$

SECTION 3.2 A		
PAGE 2		
7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7)		
and (o)(12)		
		\$ -
8. Financing costs related to obligations issued by the municipality. Subsection (q) (6) and (o)(8)	F0F 000	
Operating Fund Transfer Out	585,000	
		ф 505 000
0. A manage of the size of district to a social control of (a)(7) and (a)(0)		\$ 585,000
9. Approved taxing district's capital costs. Subsection (q)(7) and (o)(9)		
		\$ -
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing		-
projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
projecte. Cubeccuter (4)(1.5) Tax more ment / moccuter recoverepriorit in a Gitz i		
		\$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		\$ -
12.Payments in lieu of taxes as defined in Subsections 11-74.43(m) and 11-74.6-10(k). Subsection		
(q)(9) and (o)(11)		
12. Costs of job training, retraining advanced vacational or corner advantion provided by other		-
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		¢

SECTION 3.2 A		
PAGE 3		
14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		•
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
·		
		\$ -
	<u> </u>	
TOTAL ITEMIZED EXPENDITURES		\$ 938,306

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**TIF NAME: Route 6 South Park TIF** 

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

\_\_\_\_\_ There were no vendors, including other municipal funds, paid in excess of \$10,000 during the current reporting period.

Name	Service	Amount
Heritage Center Project/Ralph Edgar Trust #639	TIF Reimbursement	\$ 62,082.87
South Park Center/Ralph Edgar Trust #639	TIF Reimbursement	\$ 18,876.33
Cook County Treasurer	Property Acquisition	\$ 11,961.48
The Bank of New York Mellon	Bond Principal	\$ 435,000
The Bank of New York Mellon	Bond Interest	\$ 149,540

### 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 FY 2015

**TIF NAME: Route 6 South Park TIF** 

SURPLUS\*/(DEFICIT)

FUND BALANCE, END OF REPORTING PERIOD			\$	173,490
		nt of Original ssuance	An	nount Designated
1. Description of Debt Obligations	1			
Series 2006 G.O. Bonds			\$	810,000
Series 2006 G.O. Refunding bonds - remaining Series 2012	\$	6,500,000	\$	4,900,000
Total Amount Designated for Obligations	\$	6,500,000	\$	5,710,000
2. Description of Project Costs to be Paid				
Redevelopment Agreement Payments			\$	704,948
Total Amount Designated for Project Costs			\$	704,948
TOTAL AMOUNT DESIGNATED			\$	6,414,948

\$

(6,241,458)

<sup>\*</sup> NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

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

#### FY 2015

### **TIF NAME: Route 6 South Park TIF**

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

\_\_\_\_ No property was acquired by the Municipality Within the Redevelopment Project Area

## Property Acquired by the Municipality Within the Redevelopment Project Area

Due no estr. (4).	1
Property (1):	
Street address:	16077 Park Plaza, South Holland IL 60473
Approximate size or description of property:	7,750 Sq. Ft.
Purchase price:	170,000.00
Seller of property:	John and Kathleen Vant Hoff
Property (2):	
Street address:	16113 South Park Avenue, South Holland IL 60473
Approximate size or description of property:	9,875 Sq. Ft.
Purchase price:	90,000.00
Seller of property:	North Community Bank
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 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G) PAGE 1

FY 2015

TIF NAME: Route 6 South Park TIF

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1  $\underline{\text{MUST BE INCLUDED}}$  WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED  $\underline{\text{ONLY IF}}$  PROJECTS ARE LISTED ON THESE PAGES

Check here if <u>NO</u> projects were undertaken by the Mu	nicipality Within the Rede	velopment Project Area:	X_
ENTER total number of projects undertaken by the Mu			
and list them in detail below*.  TOTAL:	44/4/00 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to
Private Investment Undertaken (See Instructions)	11/1/99 to Date	- \$ -	Complete Project
Public Investment Undertaken		- \$ -	\$ -
Ratio of Private/Public Investment	0	- ψ	0
1		I	<u> </u>
Project 1: *IF PROJECTS ARE LISTED NUMBER M	IUST BE ENTERED ABO	VE	
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 complete TIF report

SECTION 6

FY 2015

**TIF NAME: Route 6 South Park 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		Reporting Fiscal Ye			
	designated		Base EAV		EAV
	1989	\$	4,689,898	\$	6,811,125

List all overlapping tax districts in the redevelopment project area. If overlapping taxing district received a surplus, list the surplus.

\_X\_\_\_ 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		



# THE VILLAGE OF SOUTH HOLLAND

Don A. De Graff, President

Sallie D. Penman, Clerk Beth Herman, Treasurer

Trustees

N. Keith Chambers Cynthia L. Nylen Andrew Johnson Larry W. De Young Mathew James John F. Sullivan

Re: Route 6/South Park TIF District

I, Don A. DeGraff, the duly elected Chief Executive Officer of the Village of South Holland, County of Cook, State of Illinois, do hereby certify that, to the best of my knowledge, the Village has complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning May 1, 2014 and ending April 30, 2015.

DATE

Route 6/South Park Avenue South Holland Fiscal Year Beginning May 1, 2014 and ending April 30, 2015



John A. Hiskes J. David Dillner John O'Donnell Michael J. Marovich Timothy C. Lapp Scott D. Dillner Angelo J. Vitiritti John C. Voorn\*

Of Counsel

Chris J. Heaney

\*Also Admitted in Indiana & Florida

December 7, 2015

RE: Attorney Review Route 6/South Park TIF District

To Whom It May Concern:

This will confirm that I am the Village Attorney for the Village of South Holland, 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 forth thereunder for the fiscal year beginning May 1, 2014 and ending April 30, 2015, to the best of my knowledge and belief.

Sincerely,

HISKES, DILLNER, O'DONNELL, MAROVICH & LAPP, LTD. Village Attorneys - Village of South Holland

By:

Cimothy C. Lapp

TCL/db

Attachment D Statement setting forth all activities undertaken in furtherance of the objectives of the Redevelopment Plan, including:

- A. Any project implemented during the reporting Fiscal Year; and
- B. A description of the redevelopment activities undertaken.

Business district improvement projects were implemented by the Village in the reporting Fiscal Year. The Village continued to monitor existing redevelopment projects and review the need for capital improvements in the area.

Tax Increment Financing Districts
Joint Review Board Meeting
South Suburban College TIF District
Route 6 TIF District
Gateway East TIF District
I-80 TIF District
Downtown TIF District

Dated: January 7, 2015

Fiscal Year Ended April 30, 2014

Members Present: Rich Zimmerman (Resident Representative), Paul Woehlke (School District 151), Bob Charnot (School District 205), Jason Huisman (Village of South Holland Representative)

Others Present: Beth Herman (South Holland Village Treasurer), Tim Lapp (South Holland Village Attorney)

Meeting was called to order at 9:05 a.m. January 7, 2015.

### Discussion

Notice was sent out to all JRB members on November 21, 2014 calling for a JRB meeting on January 7, 2015. Members were mailed copies of the Annual TIF report for each TIF District with the meeting notice.

No additional materials or handouts were provided and no formal presentations were made.

Village Treasurer Herman informed members of the Termination Dates for each of the 5 TIF Districts. Village Treasurer Herman also informed members of the current Incremental EAV for each district.

School district 205 representative Charnot inquired about the South East Service line. Village Administrator Huisman led a general discussion of the status of the SES line.

No additional questions were raised by the members and the meeting was adjourned at 9:21 a.m.

Submitted, Beth Herman Treasurer Village of South Holland

# Village of South Holland, Illinois

Route 6/South Park Avenue Tax Incremental Financing District Fund

Financial and Compliance Report April 30, 2015

# Village of South Holland, Illinois Route 6/South Park Avenue Tax Incremental Financing District Fund

## Balance Sheet April 30, 2015

Assets Cash and cash equivalents	_\$	329,960
Liabilities Accounts payable	\$	74
Deferred Inflows of Resources Deferred property taxes		156,396
Fund Balance Restricted for Route 6/South Park Avenue TIF District	<del>Canada Maria Ma</del>	173,490
Total liabilities, deferred inflows of resources, and fund balance	_\$_	329,960

Village of South Holland, Illinois Route 6/South Park Avenue Tax Incremental Financing District Fund

# Schedule of Revenues, Expenditures and Changes in Fund Balance Year Ended April 30, 2015

Revenues:	
Property taxes	\$ 597,358
Investment income	25
Total revenues	597,383
Expenditures,	
Capital outlay	353,306
Excess revenues	244,077
Other financing uses,	
Operating transfers out	(585,000)
Net change in fund balance	(340,923)
Fund balance:	
May 1, 2014	514,413
April 30, 2015	\$ 173,490



### Independent Auditor's Report on Supplementary Information

RSM US LLP

To the Honorable President and Board of Trustees Village of South Holland, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the Village of South Holland, Illinois ("Village") as of and for the year ended April 30, 2015 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 26, 2015, 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. We have not performed any procedures with respect to the audited financial statements subsequent to October 26, 2015.

The accompanying Balance Sheet and Schedule of Revenues, Expenditures and Changes in Fund Balance for the Route 6/South Park Avenue Tax Incremental Financing District Fund is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Such information 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 information is fairly stated in all material respects in relation to the Village's basic financial statements as a whole.

RSM US LLP

Chicago, Illinois October 26, 2015



### Independent Auditor's Report on Compliance

**RSM US LLP** 

To the Honorable President and Board of Trustees Village of South Holland, Illinois

### Compliance

We have audited the Village of South Holland, Illinois' ("Village") compliance with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) applicable to the Route 6/South Park Avenue Tax Increment Financing ("TIF") Project for the year ended April 30, 2015.

### Management's Responsibility

Compliance with the requirements referred to above is the responsibility of the Village's management.

#### Auditor's Responsibility

Our responsibility is to express an opinion on the Village's compliance based on our audit.

We conducted our audit of compliance 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 noncompliance with the compliance requirements referred to above that could have a material effect on the Village's Route 6/South Park Avenue TIF Project occurred. An audit includes examining, on a test basis, evidence about the Village's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Village's compliance with those requirements.

#### Opinior.

In our opinion, the Village complied, in all material respects, with the compliance requirements referred to above that are applicable to the Village's Route 6/South Park Avenue TIF Project for the year ended April 30, 2015.

This report is intended solely for the information and use of management, the Village President and Board of Trustees, each governmental entity within the Project Area, the State Comptroller and others within the State of Illinois and is not intended to be, and should not be, used by anyone other than these specified parties.

RSM US LLP

Chicago, Illinois October 26, 2015