

SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2016

Name of Redevelopment Project Area:	Downtown
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 Area designated? (check one):	
Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/>	Industrial Jobs Recovery Law <input type="checkbox"/>

	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
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 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 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		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	X	
Was 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 yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits from any source equal or greater than \$100,000 been made 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, please enclose a certified letter statement reviewing compliance with the Act 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	

* 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 2016

TIF NAME: Downtown TIF

Fund Balance at Beginning of Reporting Period

\$ 4,685,714

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 125,058	\$ 862,243	3%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 11	\$ 5,763	0%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 10,550,356	32%
Transfers from Municipal Sources	\$ 391,544	\$ 19,634,544	59%
Private Sources			0%
Other (identify source "Rental Income"; if multiple other sources, attach schedule)	\$ 198,589	\$ 2,087,616	6%

*must be completed where current or prior year(s) have reported funds

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period

\$ 715,202

Cumulative Total Revenues/Cash Receipts

\$ 33,140,522 100%

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

\$ 969,600

Distribution of Surplus

Total Expenditures/Disbursements

\$ 969,600

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS

\$ (254,398)

FUND BALANCE, END OF REPORTING PERIOD*

\$ 4,431,316

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

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

\$ (2,453,684)

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 2016

TIF NAME: Downtown TIF

FUND BALANCE, END OF REPORTING PERIOD

\$ 4,431,316

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
Series 2007A G.O. Bonds (refunded)	\$ 4,415,000	
Series 2007C G.O. Bonds (refunded)	\$ 4,150,000	
Series 2015A G.O. Bonds	\$ 2,665,000	\$ 2,665,000
Series 2015B G.O. Bonds	\$ 3,220,000	\$ 3,220,000

Total Amount Designated for Obligations

\$ 14,450,000 \$ 5,885,000

2. Description of Project Costs to be Paid

TIF Redevelopment Costs		\$ 1,000,000

Total Amount Designated for Project Costs

\$ 1,000,000

TOTAL AMOUNT DESIGNATED

\$ 6,885,000

SURPLUS*/(DEFICIT)

\$ (2,453,684)

* 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 2016

TIF NAME: Downtown 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

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 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

FY 2016

TIF NAME: Downtown TIF

*Page 1 is to be included with TIF Report. Pages 2-3 are to be included ONLY if projects are listed.

Box below must be filled in with either a check or number of projects, not both

Check if NO projects were undertaken by the Municipality Within the Redevelopment Project Area: _____

ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below* 1

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	\$ 218,268	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE

Panera Bread			
Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken	\$ 218,268		
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



THE VILLAGE OF SOUTH HOLLAND

Don A. De Graff, President

Salle D. Penman, Clerk Beth Herman, Treasurer

Trustees

Larry W. DeYoung
Andrew Johnson, Jr.
Vivkie L. Perkins

Cynthia L. Nylan
Prince Reed
John F. Sullivan

Re: Downtown 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 Incremental Redevelopment Allocation Act during the fiscal year beginning May 1, 2015 and ending April 30, 2016.

November 18, 2016
DATE

Downtown TIF District
South Holland Fiscal Year Beginning May 1, 2015 and ending April 30, 2016

16226 Wausau Avenue | South Holland, Illinois 60473
Phone: 708.210.2900 | Fax: 708.210.1019
www.southholland.org



ATTORNEYS AT LAW

John A. Hiskes
J. David Dillner
John O'Donnell
Michael J. Marovich

Timothy C. Lapp
Scott D. Dillner
Angelo J. Vitritti

John C. Voorn*
of Counsel
Chris J. Heaney

*Also Admitted in Indiana & Kentucky

December 9, 2016

RE: Attorney Review Downtown TIF

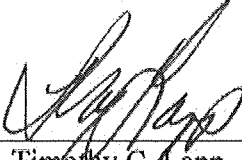
To Whom It May Concern:

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, 2015 and ending April 30, 2016, to the best of my knowledge and belief.

Sincerely,

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

By: _____


Timothy 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.

The Village continued to assemble properties for redevelopment and used municipal funds including bond proceeds in order to fund redevelopment activities.

Additional redevelopment activities continued in the reporting Fiscal Year.

TIF Joint Review Board Meeting Minutes
February 19, 2016

Present: Paul Woehlke, SD 151
Beth Herman, Village of South Holland Treasurer
Tim Lapp, Village of South Holland Attorney

Meeting was called to order at 9:04 a.m. All TIF Annual Reports filed with the Illinois Comptroller's office for each of the 7 South Holland TIF districts have been previously mailed to all Joint Review Board members and taxing agencies with notice to JRB members of the TIF Joint Review Board meeting.

No further reports or information were distributed to individuals present. Questions related to the TIF annual reports were raised by Mr. Woehlke and answered by Village representatives Herman and Lapp.

With no further questions, the meeting was adjourned at 9:30 a.m.

Village of South Holland, Illinois

Downtown Tax Incremental Financing District Fund

Financial and Compliance Report
April 30, 2016

Table of Contents

<u>Independent auditor's report on supplementary information</u>	<u>1</u>
Balance sheet	2
Schedule of revenues, expenditures and changes in fund balance	3
<u>Independent auditor's report on compliance</u>	<u>4</u>

**Village of South Holland, Illinois
Downtown Tax Incremental Financing District Fund**

**Balance Sheet
April 30, 2016**

Assets	
Cash and cash equivalents	<u>\$ 4,505,582</u>
Liabilities	
Accounts payable	\$ 8,740
Deferred Inflows of Resources	
Deferred property taxes	65,526
Fund Balance	
Restricted for Downtown TIF District	<u>4,431,316</u>
Total liabilities, deferred inflows of resources, and fund balance	<u>\$ 4,505,582</u>

Village of South Holland, Illinois
Downtown Tax Incremental Financing District Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance
Year Ended April 30, 2016

Revenues:	
Property taxes	\$ 125,058
Investment income	11
Rental income	198,589
Total revenues	<u>323,658</u>
Expenditures:	
General government	5,655
Capital outlay	188,945
Total expenditures	<u>194,600</u>
Excess expenditures	129,058
Other financing sources,	
Operating transfers in	391,544
Operating transfers out	<u>(775,000)</u>
Net change in fund balance	(254,398)
Fund balance:	
May 1, 2015	<u>4,685,714</u>
April 30, 2016	<u>\$ 4,431,316</u>



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, 2016 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, 2016, 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, 2016.

The accompanying Balance Sheet and Schedule of Revenues, Expenditures and Changes in Fund Balance for the Downtown 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, 2016

THE POWER OF BEING UNDERSTOOD
AUDIT | TAX | CONSULTING



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' (the Village) compliance with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Incremental Redevelopment Allocation Act (Illinois Public Act 85-1142) applicable to the Village's Downtown Tax Incremental Financing (TIF) District Project Fund for the year ended April 30, 2016.

Management's Responsibility

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

Auditor 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 and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. 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 Downtown TIF District 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.

Opinion

In our opinion, the Village complied, in all material respects, with the compliance requirements referred to above that are applicable to the Village's Downtown TIF District Project for the year ended April 30, 2016.

This report is intended solely for the information and use of management, the Village President and Board of Trustees, each governmental entity within the Redevelopment Area, the State Comptroller's Office 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, 2016

THE POWER OF BEING UNDERSTOOD
AUDIT | TAX | CONSULTING