#### FY 2016 ANNUAL TAX INCREMENT FINANCE REPORT



Name of M County:	uniolpality:	South Holland Cook	Reporting F		201		
Unit Code:		016/540/32	Fiscal Year	mDG;	4/30	4/30/201	
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First Name:	Beth	VARIATION AND AND AND AND AND AND AND AND AND AN	Last Namo:		THE AND PROPERTY OF THE PROPER		
Address:	16226 Wa			Treasurer	***************************************		
Telephone:	708/210-2	900	City:	South Holland	Zip: 60473-21	56	
Mobile			E-mail-	A STATE OF THE STA			
Mobile			required	bherman@southhol	land.org		
Provider			Best way to contact	X Email Mobile	Phone		
The same same same same same same same sam	nw	knowledge, this report of the	_11		Mail		
(65 ILCS 5/1	1-74.4-3 e1.	e at the end of this reporting F seq.) Or the Industrial Jobs F	iscal year under th tecovery Law (65 f	LCS 5/11-74,6-10 et.	cation Redevelopment seq.)	Act	
Written slops	ture of TIE	Administrator		12/15/16 Date	*1 *114		
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Section 1 (65	ILCS 6/11	-74.4-5 (d) (1.5) and 65 (LCS	5/11-74.6-22 (d) (1	.5)*)			
MANA MANA		FILL OUT ON	E FOR EACH TIF	DISTICT	WINDAM		
		/elopment Project Area		c Designated	Date Terminate	ici	
-94 South Dist	rict TIF Distri	Cť		1/20/20		<u> </u>	
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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 2016

Name of Redevelopment Project Area:	I-94 South TIF
Primary Use of Redevelopment Project Area*:	Mixed
If "Combination/Mixed" List Component Types:	Comm'l Indust. Retail
Under which section of the Illinois Municipal Code was Rede	velopment Project Area designated? (check one):
Tax Increment Allocation Redevelopment Actx_	Industrial Jobs Recovery Law

	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		Х
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		Х
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		
" yes, please cholose the Activities statement labeled Attachment b		Х
Were any agreements entered into by the municipality with regard to the disposition or redevelopment		^
	1	
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	Х	
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	Х	
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		Х
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	х	
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	х	
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	

<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 2016			
TIF NAME: I-94 South TIF			
		_	
Fund Balance at Beginning of Reporting Period			
Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% 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%
		ted where current	
	*must be comple year(s) have repo		
Total Amount Deposited in Special Tax Allocation	year(s) have repo		
Total Amount Deposited in Special Tax Allocation Fund During Reporting Period			or prior
Fund During Reporting Period	year(s) have repo	rted funds	or prior
	year(s) have repo		or prior
Fund During Reporting Period	year(s) have repo	rted funds	or prior
Fund During Reporting Period	year(s) have repo	rted funds	or prior
Fund During Reporting Period  Cumulative Total Revenues/Cash Receipts	year(s) have repo	rted funds	or prior
Fund During Reporting Period  Cumulative Total Revenues/Cash Receipts	year(s) have repo	rted funds	or prior
Fund During Reporting Period  Cumulative Total Revenues/Cash Receipts  Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	year(s) have repo	rted funds	or prior
Fund During Reporting Period  Cumulative Total Revenues/Cash Receipts  Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	year(s) have repo	rted funds	or prior
Fund During Reporting Period  Cumulative Total Revenues/Cash Receipts  Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)  Distribution of Surplus	\$ -	rted funds	or prior
Fund During Reporting Period  Cumulative Total Revenues/Cash Receipts  Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)  Distribution of Surplus	\$ -	rted funds	or prior
Fund During Reporting Period  Cumulative Total Revenues/Cash Receipts  Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)  Distribution of Surplus  Total Expenditures/Disbursements	\$ -	rted funds	or prior
Fund During Reporting Period  Cumulative Total Revenues/Cash Receipts  Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)  Distribution of Surplus  Total Expenditures/Disbursements	\$ -	rted funds	or prior
Fund During Reporting Period  Cumulative Total Revenues/Cash Receipts  Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)  Distribution of Surplus  Total Expenditures/Disbursements  NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS	\$ - \$ -	\$ -	or prior
Fund During Reporting Period  Cumulative Total Revenues/Cash Receipts  Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)  Distribution of Surplus  Total Expenditures/Disbursements  NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS  FUND BALANCE, END OF REPORTING PERIOD*	\$ - \$ -	\$ -	or prior

FY 2016 TIF NAME: I-94 South TIF

### ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND (by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11- /4.6-10 (o)]	Amounts	Reporting Fiscal Year
. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)	* * * *	
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	<del></del>	
	<u> </u>	
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		\$
Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
. Cost of marketing sites—Subsections (q)(1.0) and (0)(1.0)		
	<u> </u>	
	<del></del>	
		\$
Property assembly: property acquisition, building demolition, site preparation and	d and a second	
environmental site improvement costs. Subsections (q)(2), (o)(2) and (o)(3)		
		\$
r.Costs of renabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)	•	
oundings, oursection (4)(o) and (o)(4)		
	-	
		PROPERTY OF THE PROPERTY OF TH
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		\$
6. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
, cools of constitution of public fronts and improvements, can be sent (4)(1) and (5)(4)		
		2000
<u> </u>		and the second
		\$
5.Costs of removing contaminants required by environmental laws or rules (o)(6) - Industri Jobs Recovery TIFs ONLY	al	The second second
lobs Recovery TIFs ONLY		
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		1.5
	1	\$

SECTION 3,2 A		
PAGE 2	Total Carlot Annual Carlot	Service the back and the service to
7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
	THE RESERVE OF THE PERSON OF T	
	:	
	And the state of t	\$
8.Finanoing costs related to obligations issued by the municipality. Subsection (q) (6) and (o)(8)		
	1	40000000000000000000000000000000000000
9. Approved taxing district's capital costs, Subsection (q)(7) and (o)(9)		<b>\$</b> ·
ALL TELEVICE INVITED AND THE CONTRACT OF THE PROPERTY OF THE P	OR THE STOCK OF THE PROCESS.	
	Manual Control	\$ -
10. Cost of Reimbursing school districts for their increased costs caused by TiF assisted housing		
projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIF's ONLY	<b>对达雷达企业已经</b>	
		· · · · · · · · · · · · · · · · · · ·
		\$ -
11. Relocation costs, Subsection (q)(8) and (o)(10)	<b>第二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十</b>	
	<del>                                     </del>	\$ -
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)		
		· · · · · · · · · · · · · · · · · · ·
		\$ -
13. Costs of job training, retraining advanced vocational or career education provided by other		
taxing bodies. Subsection (q)(10) and (o)(12)		
	1	
	<del>                                     </del>	
	<del> </del>	•

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SECTION 3,2 A	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					
	1				
		\$ -			
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TiFs ONLY					
		4. 2013年2月1日 - 1217年2月1日日			
		\$ .			
TOTAL ITEMIZED EXPENDITURES		\$ -			

#### FY 2016

TIF NAME: I-94 South TIF

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

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

Name	Service	Amount
10/14/10/07/Edit Table		
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		Addition of Townson, and the same of the s
		C. L. ANTALON II.
		And the state of t

#### 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: I-94 South TIF

FUND BALANCE, END OF REPORTING PERIOD	\$ -	
	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations	No. of the last of	
	<u>,</u>	
Total Amount Designated for Obligations	\$ -	\$ -
Total Allount Boolgilator 10, Songations		
2. Description of Project Costs to be Paid		
	70.4 (8.45)	
Total Amount Designated for Project Costs		\$ -
		•
TOTAL ARROUNT DECIONATED		\$ -
TOTAL AMOUNT DESIGNATED		Y
SURPLUS*/(DEFICIT)		\$ -

<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)]

		-
ŀΥ	201	6

TIF NAME: I-94 South TIF

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

\_\_X\_\_\_ 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) PAGE 1

FY 2016

TIF NAME: I-94 South 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 <u>NO</u> projects were undertaken by the Municipa	ality Within the Redevelops	ment Project Area:	X
ENTER total number of projects undertaken by the Mu	inicipality Within the Rede	velopment Project Area	
and list them in detail below*.			
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	<del> </del>	0
Trails of Fiffacon abile invocation			
Project 1: *IF PROJECTS ARE LISTED NUMBER N	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
		- Survivania	
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:			
rrioject o.			
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 2016

TIF NAME: I-94 South TIF

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment

Reporting Fiscal Year

project area was Base EAV EAV designated 2015 \$ 8,053,605 8,411,601

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
	\$
	\$
	\$
	\$
	\$
	\$
	\$
V	\$
The state of the s	\$
3000	\$
	\$
	\$
	\$
	\$
	\$

#### **SECTION 7**

Provide Information about job creation and retention

Number of Jobs Retained	Number of Jobs Created	(Temporary or Permanent) of Jobs	Total Salaries Paid
			\$
· · · · · · · · · · · · · · · · · · ·			\$
			\$
			\$
			\$
			\$
<del></del>			\$

#### **SECTION 8**

Map of District

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

Optional Documents	Enclosed	
Legal description of redevelopment project area		



### THE VILLAGE OF SOUTH HOLLAND

Don A. De Graff, President

Sallle D. Penman, Clerk Both Herman, Treasurer

Trustees

Vavember 18,206

Larry W. DeYoung Andrew Johnson, Jr. Vlokie L. Perkins Cynthia L. Nylen Prince Reed John F. Sullivan

Re: I-94 South 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, 2015 and ending April 30, 2016.

DATE

I-94 South TIF District South Holland Fiscal Year Beginning May 1, 2015 and ending April 30, 2016



John A. Hiskes J. Dävid Dillner John O'Donnell Michael J. Marovich Timothy C. Lapp Scott D. Dillner Angelo J. Vitiritti

John C. Vogrn<sup>3</sup>

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Chris J. Heaney

Alsa Admitted in Indiana & Planda

ATTORNEYS AT LAW

December 9, 2016

RE: Attorney Review I-94 South 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

Timothy C. Lapr

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.

No redevelopment agreements were entered into by the Village 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.