

FY 2016  
ANNUAL TAX INCREMENT FINANCE  
REPORT



STATE OF ILLINOIS  
COMPTROLLER  
LESLIE GEISSLER MUNGER

Name of Municipality: South Holland Reporting Fiscal Year: 2016  
County: Cook Fiscal Year End: 4/30/2016  
Unit Code: 016/540/32

TIF Administrator Contact Information			
First Name: <u>Both</u>	Last Name: <u>Herman</u>		
Address: <u>16226 Wausau Ave.</u>	Title: <u>Treasurer</u>		
Telephone: <u>708/210-2900</u>	City: <u>South Holland</u>	Zip: <u>80473-2156</u>	
Mobile	required	<u>bherman@southholland.org</u>	
Mobile Provider	Best way to contact	<input checked="" type="checkbox"/> Email	<input type="checkbox"/> Phone
		<input type="checkbox"/> Mobile	<input type="checkbox"/> Mail

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of South Holland is complete and accurate at the end of this reporting Fiscal year under 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.]

*Both Herman* 12/15/16  
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
South Suburban Community College TIF	2/4/1991	7/20/2013

\*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 2016

Name of Redevelopment Project Area:	South Suburban College
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 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)] <b>If yes, please enclose the amendment labeled Attachment A</b>	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)] <b>Please enclose the CEO Certification labeled Attachment B</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)] <b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		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)] <b>If yes, please enclose the Activities Statement labeled Attachment D</b>		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)] <b>If yes, please enclose the Agreement(s) labeled Attachment E</b>	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)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>	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)] <b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	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)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>		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)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>	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)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	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)] <b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>		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)] <b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>		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)] <b>If yes, please enclose list only, not actual agreements labeled Attachment M</b>	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: South Suburban College TIF

Fund Balance at Beginning of Reporting Period

\$ (1,721,864)

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 3,496,668	\$ 47,094,966	89%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 422	\$ 1,768,514	3%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 4,150,000	8%
Private Sources		\$ 28,133	0%
Other (Identify source _____; if multiple other sources, attach schedule)		\$ 122,262	0%

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

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period

\$ 3,497,090

Cumulative Total Revenues/Cash Receipts

\$ 53,163,875 100%

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

\$ 1,775,226

Distribution of Surplus

\$ -

Total Expenditures/Disbursements

\$ 1,775,226

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

\$ 1,721,864

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

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

\$ -

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

FY 2016

TIF NAME: South Suburban College 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 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (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)		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
Capital Outlay	1,383,682	
		\$ 1,383,682
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs 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) Operating transfers out	391,544	
		\$ 391,544
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		
		\$ -
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)		
		\$ -
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		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 1,775,226</b>

Section 3.2 B

FY 2016

TIF NAME: South Suburban College 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
Kane, McKenna & Associates, Inc.	Professional Services	\$ 18,813.00
Ed Miniatt, LLC	TIF Rebate	\$ 1,059,167.43
Rupari Food Services, Inc.	TIF Rebate	\$ 289,850.55

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: South Suburban College TIF

FUND BALANCE, END OF REPORTING PERIOD

\$ -

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		

Total Amount Designated for Obligations

\$ - \$ -

**2. Description of Project Costs to be Paid**


Total Amount Designated for Project Costs

\$ -

TOTAL AMOUNT DESIGNATED

\$ -

SURPLUS\*/(DEFICIT)

\$ -

\* 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: South Suburban College 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:	

FY 2016

TIF NAME: South Suburban College 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\* 9

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 14,904,101	\$ -	\$ -
Public Investment Undertaken	\$ 5,182,357	\$ -	\$ -
Ratio of Private/Public Investment	2 7/8		0

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

Krygler Machine			
Private Investment Undertaken (See Instructions)	\$ 118,000		\$ -
Public Investment Undertaken	\$ 28,000		
Ratio of Private/Public Investment	4 3/14		0

<b>Project 2:</b>			
Van Hatten			
Private Investment Undertaken (See Instructions)	\$ 410,375		
Public Investment Undertaken	\$ 20,000		
Ratio of Private/Public Investment	20 14/27		0

<b>Project 3:</b>			
Extra Space of South Holland			
Private Investment Undertaken (See Instructions)	\$ 4,380,000		
Public Investment Undertaken	\$ 1,300,000		
Ratio of Private/Public Investment	3 24/65		0

<b>Project 4:</b>			
Cars Collision Center			
Private Investment Undertaken (See Instructions)	\$ 772,250		
Public Investment Undertaken	\$ 175,000		
Ratio of Private/Public Investment	4 19/46		0

<b>Project 5:</b>			
Midwest Center			
Private Investment Undertaken (See Instructions)	\$ 1,125,000		
Public Investment Undertaken	\$ 150,000		
Ratio of Private/Public Investment	7 1/2		0

<b>Project 6:</b>			
Advocate Medical Center			
Private Investment Undertaken (See Instructions)	\$ 4,025,178		
Public Investment Undertaken	\$ 500,000		
Ratio of Private/Public Investment	8 1/20		0

<b>Project 7:</b>			
Boss Electric			
Private Investment Undertaken (See Instructions)	\$	585,000	
Public Investment Undertaken	\$	100,000	
Ratio of Private/Public Investment		5 17/20	0

<b>Project 8:</b>			
South Creek Automotive			
Private Investment Undertaken (See Instructions)	\$	3,488,298	
Public Investment Undertaken	\$	700,000	
Ratio of Private/Public Investment		4 59/60	0

<b>Project 9:</b>			
Ed Miniat LLC			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	2,209,357	
Ratio of Private/Public Investment		0	0

<b>Project 10:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 11:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 12:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 13:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 14:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 15:</b>			
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: South Suburban College 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
1992	\$ 10,188,583	\$ 29,644,079

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

Salle D. Penman, Clerk      Beth Herman, Treasurer

Trustees

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

Cynthia L. Nylon  
Prince Reed  
John F. Sullivan

Re: South Suburban Community College 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

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



ATTORNEYS AT LAW

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 9, 2016

**RE: Attorney Review South Suburban Community College TIF**

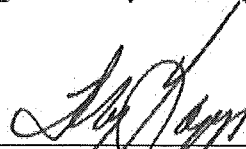
To Whom It May Concern:

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 Incremental 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 paid out the remaining redevelopment obligations and terminated the TIF on July 20, 2015. Refer to Exhibit A for Termination Ordinance.

## ORDINANCE NO. 2015-26

### AN ORDINANCE DISSOLVING THE SPECIAL TAX ALLOCATION FUND AND TERMINATING THE VILLAGE OF SOUTH HOLLAND SOUTH SUBURBAN COMMUNITY COLLEGE TIF REDEVELOPMENT PROJECT AREA

WHEREAS, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4,4-1) et. seq. (the "TIF Act") authorizes cities and villages to designate redevelopment project areas, approve redevelopment plans and projects and adopt tax increment financing; and

WHEREAS, on February 4, 1991, the President and Board of Trustees (the "Board") of the Village of South Holland, Cook County, Illinois (the "Village") utilized the authority provided by the TIF Act to adopt the following ordinances:

- A. Ordinance, "An Ordinance of the Village of South Holland, Cook County, Illinois, approving a Tax Increment Redevelopment Plan and Redevelopment Project for the SOUTH SUBURBAN COMMUNITY COLLEGE AREA Redevelopment Project Area";
- B. Ordinance, "An Ordinance of the Village of South Holland, Cook County, Illinois, designating the SOUTH SUBURBAN COMMUNITY COLLEGE AREA Redevelopment Project Area of said Village a Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act"; and
- C. Ordinance, "An Ordinance of the Village of South Holland, Cook County, Illinois, adopting Tax Increment Allocation Financing for the SOUTH SUBURBAN COMMUNITY COLLEGE AREA Redevelopment Project Area"; and

WHEREAS, on May 18, 1992, the President and Board of Trustees (the "Board") of the Village of South Holland, Cook County, Illinois (the "Village") utilized the authority provided by the TIF Act to adopt the following ordinances:



- A. Ordinance, "An Ordinance of the Village of South Holland, Cook County, Illinois, approving an Amended Tax Increment Redevelopment Plan and Redevelopment Project for the SOUTH SUBURBAN COMMUNITY COLLEGE AREA Redevelopment Project Area";
- B. Ordinance, "An Ordinance of the Village of South Holland, Cook County, Illinois, designating the SOUTH SUBURBAN COMMUNITY COLLEGE AREA Redevelopment Project Area, as amended, of said Village a Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act"; and
- C. Ordinance, "An Ordinance of the Village of South Holland, Cook County, Illinois, adopting Tax Increment Allocation Financing for the SOUTH SUBURBAN COMMUNITY COLLEGE AREA Redevelopment Project Area, as amended"; and

**WHEREAS**, on September 22, 2011, the President and Board of Trustees (the "Board") of the Village of South Holland, Cook County, Illinois (the "Village") utilized the authority provided by the TIF Act to adopt the following ordinance:

Ordinance #2011-17, Amendment to the Redevelopment Plan and Project for the Village of South Holland South Suburban Community College Area Tax Allocation Redevelopment District Amending the Estimated Time of Completing the Redevelopment Project and Retiring Obligations to Finance Redevelopment Project Costs to December 31, 2014.

**WHEREAS**, the goals and objectives of the Redevelopment Plan and Project have been fulfilled; and

**WHEREAS**, all redevelopment project costs, including without limitation, all municipal obligations financing redevelopment project costs incurred by the Village in accordance with the TIF Act, have been paid; and

**WHEREAS**, the Village shall notify all of the affected taxing districts of the termination of the South Suburban Community College Redevelopment Project Area as a redevelopment project area in accordance with the provisions of the TIF Act.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of South Holland, Cook County, Illinois:

SECTION 1: That the Village has paid all redevelopment project costs incurred by the Village, retired all obligations issued by the Village to finance such costs and has distributed any excess monies in accordance with law.

SECTION 2: That the Village hereby dissolves the Special Tax Allocation Fund of the South Holland South Suburban Community College TIF Redevelopment Project Area and terminates the designation of the South Holland South Suburban Community College TIF Redevelopment Project Area as a redevelopment project area as of December 31, 2014 and to discontinue the collection of ad valorem property taxes for the benefit of the Village of South Holland Redevelopment Project Area beginning with tax year 2015, payable in 2016.

SECTION 3: That the Village Clerk is hereby authorized and directed to forward a copy of this Ordinance to the County Clerk of Cook County, Illinois.


SECTION 4: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form.

SECTION 5: That all other ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

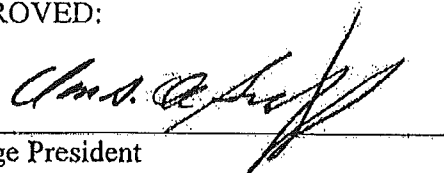
Adopted by the President and Board of Trustees of the Village of South Holland, Cook County, Illinois, at a meeting legally assembled on the 27<sup>th</sup> day of July, 2015, on motion of Trustee DeYoung, seconded by Trustee NYLEN, carried on the aye votes of Trustees DeYoung, Reed, NYLEN, SULLIVAN, JOHNSON, PERKINS.

Voting nay: 0

Absent: 0

  
Village Clerk

APPROVED:

  
Village President

Passed: 7/20/2015

Approved: 7/20/2015

Published in pamphlet form: 7/21/2015

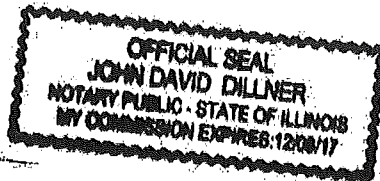
**PROOF OF SERVICE BY MAIL**

The undersigned being first duly sworn on oath deposes and says that she served the within Notice to Taxing Districts by mailing a true copy thereof to the Taxing Districts and persons on the attached Distribution List at the United States Post Office, South Holland, Illinois, via certified mail, return receipt requested, postage prepaid and properly addressed this 27<sup>th</sup> day of July, 2015.

*Denise Baumgardner*

Subscribed and Sworn to before  
me this 28<sup>th</sup> day of July, 2015.

*John David Dillner*  
Notary Public



J. David Dillner  
Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd.  
16231 Wausau Avenue  
South Holland, IL 60473  
(708) 333-1234

VILLAGE OF SOUTH HOLLAND  
NOTICE TO TAXING DISTRICTS  
OF DISSOLUTION OF SPECIAL TAX ALLOCATION FUND  
AND TERMINATION OF THE VILLAGE OF SOUTH HOLLAND SOUTH  
SUBURBAN COMMUNITY COLLEGE AREA  
REDEVELOPMENT PROJECT AREA

YOU ARE HEREBY ADVISED that on February 4, 1991, the President and Board of Trustees (the "Board") of the Village of South Holland, Cook County, Illinois (the "Village") utilized the authority provided by the TIF Act to adopt the following ordinances:

- A. Ordinance, "An Ordinance of the Village of South Holland, Cook County, Illinois, approving a Tax Increment Redevelopment Plan and Redevelopment Project for the SOUTH SUBURBAN COMMUNITY COLLEGE AREA Redevelopment Project Area";
- B. Ordinance, "An Ordinance of the Village of South Holland, Cook County, Illinois, designating the SOUTH SUBURBAN COMMUNITY COLLEGE AREA Redevelopment Project Area of said Village a Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act"; and
- C. Ordinance, "An Ordinance of the Village of South Holland, Cook County, Illinois, adopting Tax Increment Allocation Financing for the SOUTH SUBURBAN COMMUNITY COLLEGE AREA Redevelopment Project Area"; and

YOU ARE HEREBY FURTHER ADVISED that on May 18, 1992, the President and Board of Trustees (the "Board") of the Village of South Holland, Cook County, Illinois (the "Village") utilized the authority provided by the TIF Act to adopt the following ordinances:

- A. Ordinance, "An Ordinance of the Village of South Holland, Cook County, Illinois, approving an Amended Tax Increment Redevelopment Plan and Redevelopment Project for the SOUTH SUBURBAN COMMUNITY COLLEGE AREA Redevelopment Project Area";
- B. Ordinance, "An Ordinance of the Village of South Holland, Cook County, Illinois, designating the SOUTH SUBURBAN COMMUNITY COLLEGE AREA Redevelopment Project Area, as amended, of said Village a Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act"; and

- C. Ordinance, "An Ordinance of the Village of South Holland, Cook County, Illinois, adopting Tax Increment Allocation Financing for the SOUTH SUBURBAN COMMUNITY COLLEGE AREA Redevelopment Project Area, as amended"; and

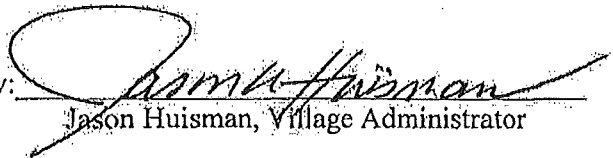
YOU ARE HEREBY FURTHER ADVISED that on September 22, 2011, the President and Board of Trustees (the "Board") of the Village of South Holland, Cook County, Illinois (the "Village") utilized the authority provided by the TIF Act to adopt the following ordinance:

Ordinance #2011-17, Amendment to the Redevelopment Plan and Project for the Village of South Holland South Suburban Community College Area Tax Allocation Redevelopment District Amending the Estimated Time of Completing the Redevelopment Project and Retiring Obligations to Finance Redevelopment Project Costs to December 31, 2014.

YOU ARE HEREBY NOTIFIED pursuant to Section 11-74.4-8 of the Illinois Tax Increment Allocation Redevelopment Act (the "TIF Act") that the President and Board of Trustees of the Village of South Holland has considered and adopted on July 20, 2015, Ordinance #2015-26 which dissolves the special tax allocation fund for the Redevelopment Plan and Redevelopment Project Area and terminates the Redevelopment Project Area as a redevelopment project area under the TIF Act, a copy of said ordinance which is attached.

Dated: July 21, 2015

By:

  
Jason Huisman, Village Administrator

VILLAGE OF SOUTH HOLLAND

College TIF  
Distribution List

Ms. Sheryl E. Stewart-Caldwell  
County of Cook\*  
69 West Washington Street  
Suite 2900  
Chicago, Illinois 60602

Mr. Lawrence Wilson  
Comptroller  
Consolidated Elections  
Cook County Clerk's Office  
118 North Clark Street – Room 500  
Chicago, Illinois 60602

Mr. Mark Thomas  
Comptroller  
Forest Preserve District of Cook County  
536 North Harlem Avenue  
River Forest, Illinois 60305

Mr. Frank Zuccarelli,  
Supervisor  
Thornton Township\*  
333 East 162<sup>nd</sup> Street  
South Holland, Illinois 60473

Mr. Troy O'Quinn  
Director, General Assistance  
Thornton Township  
333 East 162<sup>nd</sup> Street  
South Holland, Illinois 60473

Highway Commissioner  
Thornton Township, Road and Bridge  
333 East 162<sup>nd</sup> Street  
South Holland, Illinois 60473

Honorable Don DeGraff  
Mayor  
Village of South Holland \*  
16226 Wausau Avenue  
South Holland, Illinois 60473

Dr. Teresa Hill  
Superintendent  
School District #151\*  
525 East 162<sup>nd</sup> Street  
South Holland, Illinois 60473

Leotis D. Swopes, Ed.D  
Interim Superintendent  
Thornton Twp. High School District #205\*  
465 East 170<sup>th</sup> Street  
South Holland, Illinois 60443

Mr. Don Manning  
President  
South Suburban College District #510\*  
15800 South State Street  
South Holland, Illinois 60473

Ms. Jacqueline Torres  
Finance Director  
Metropolitan Water Reclamation District  
100 East Erie Street  
Chicago, Illinois 60611

Ms. Edith C. Young  
Clinic Administrator  
South Cook County T.B. Sanitarium  
7556 West Jackson Boulevard  
Forest Park, Illinois 60130

Mr. James Schultz  
Director  
Illinois Department of Commerce  
and Economic Opportunity  
620 East Adams Street  
Springfield, Illinois 62701

Mr. Jason Huisman  
Village Administrator  
Village of South Holland  
16226 Wausau Avenue  
South Holland, Illinois 60473

Mr. Douglas Wright  
General Manager  
South Cook County Mosquito Abatement  
15500 Dixie Highway  
Harvey, Illinois 60426

~~Public Member~~  
\*JRB member



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**

**South Suburban Community College  
Tax Incremental Financing District Fund**

Financial and Compliance Report  
April 30, 2016

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Village of South Holland, Illinois  
South Suburban Community College  
Tax Incremental Financing District Fund

Balance Sheet  
April 30, 2016

<b>Assets</b>	<u>\$</u> <u>-</u>
<b>Fund Balance</b>	<u>\$</u> <u>-</u>

Village of South Holland, Illinois  
 South Suburban Community College  
 Tax Incremental Financing District Fund

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

<b>Revenues:</b>	
Property taxes	\$ 3,496,668
Investment income	422
<b>Total revenues</b>	<u>3,497,090</u>
<b>Expenditures:</b>	
Capital outlay	<u>1,383,682</u>
<b>Excess revenues</b>	2,113,408
<b>Other financing uses:</b>	
Operating transfers out	<u>(391,544)</u>
<b>Net change in fund balance</b>	1,721,864
<b>Fund deficit:</b>	
May 1, 2015	<u>(1,721,864)</u>
April 30, 2016	<u>\$ -</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 South Suburban Community College 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

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**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 Incremental Redevelopment Allocation Act (Illinois Public Act 85-1142) applicable to the Village's South Suburban Community College 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 South Suburban Community College 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 South Suburban Community College 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

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