

STATE OF ILLINOIS
COMPTROLLER
LESLIE GEISSLER MUNGER

Name of Municipality:	<u>River Grove</u>	Reporting Fiscal Year:	2016
County:	<u>Cook</u>	Fiscal Year End:	4/30/2016
Unit Code:	<u>016/485/32</u>		

TIF Administrator Contact Information

First Name: Michele	Last Name: Obaya	
Address: 2621 N. Thatcher Avenue	Title: Village Trustee	
Telephone: 708/453-8000	City: River Grove	Zip: 60171-1612
Mobile _____	E-mail-required m.obaya@vorg.us	
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 River Grove

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.]


Written signature of TIF Administrator

12-19-16
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 DISTICT

[illegible]

*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:	Downtown Grand Ave.
Primary Use of Redevelopment Project Area*:	CBD
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 Grand Avenue TIF

Fund Balance at Beginning of Reporting Period

\$ (56,943)

Revenue/Cash Receipts Deposited In Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment		\$ 214,727	66%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 3	\$ 7,232	2%
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)	\$ 101,940	\$ 101,981	31%

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

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period

\$ 101,943

Cumulative Total Revenues/Cash Receipts

\$ 323,940 100%

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

\$ 45,000

Distribution of Surplus

Total Expenditures/Disbursements

\$ 45,000

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

\$ 56,943

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)

\$ -

TIF NAME: Downtown Grand Avenue TIF

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

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)]		FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED
	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)		\$ -
Redevelopment Agreement Ppayment	45,000	
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		\$ 45,000
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		\$ -
		\$ -

[illegible]

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		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 45,000

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
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		\$.

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		
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[illegible]

		\$

16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
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[illegible]

		\$

TOTAL ITEMIZED EXPENDITURES		\$	45,000
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TOTAL ITEMIZED EXPENDITURES		▼	10,000
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FY 2016

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

[illegible]

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 Grand Avenue TIF

FUND BALANCE, END OF REPORTING PERIOD

\$ -

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		

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: Downtown Grand Avenue 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: Downtown Grand Avenue 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 Municipality Within the Redevelopment Project Area: <u> X </u>			
ENTER total number of projects undertaken by the Municipality Within the Redevelopment 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		0

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

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 2016

TIF NAME: Downtown Grand Avenue 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
2006	\$ 13,358,464	\$ 8,114,385

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:

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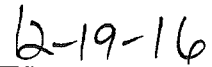
Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	

Downtown Grand Avenue TIF District

I, Lynn Bjorvik, Acting Village President of the Village of River Grove, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the Village complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning May 1, 2015 and ending April 30, 2016.



ACTING VILLAGE PRESIDENT



DATE

Louis P. Vitullo, LTD.

2805 Meadowview Ct. • Glenview, IL 60026
(312) 961-0137 • lpvitullo@gmail.com

Louis P. Vitullo • Daniel Chase Gentile
Attorneys at Law


December 23, 2016

RE: Attorney Review – Downtown Grand Avenue TIF District

To Whom It May Concern:

This will confirm that I am the Special Counsel for the Village of River Grove, Illinois. I have reviewed all information provided to me by the Village, staff, and its consultants. To the best of my knowledge and belief, 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.

Sincerely,



Louis P. Vitullo
Louis P. Vitullo, LTD

cc:

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 TIF was terminated by the Village in the reporting fiscal year. Prior to such termination tax, the Village also terminated the property tax component of a redevelopment agreement regarding a restaurant use.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of River Grove, Cook County, Illinois (the "Village"), and that as such official I am the keeper of the records and files of the Village President and Village Board of the Village (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 17th day of March, 2016, insofar as same relates to the adoption of Ordinance No. 2016-02 entitled:

**AN ORDINANCE DISSOLVING THE
DOWNTOWN/GRAND AVENUE TIF DISTRICT**

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this 18th day of March, 2016.


Hon. Marjorie A. Manchen, Village Clerk



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

ORDINANCE NO. 2016-02

**AN ORDINANCE DISSOLVING THE
DOWNTOWN/GRAND AVENUE TIF DISTRICT**

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF RIVER GROVE
THIS 17TH DAY OF MARCH, 2016**

Published by authority of the
President and Board of Trustees of
the Village of River Grove, Cook
County, Illinois this 17th day of
March, 2016.

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

ORDINANCE NO. 2016-02

**AN ORDINANCE DISSOLVING THE
DOWNTOWN/GRAND AVENUE TIF DISTRICT**

WHEREAS, pursuant to Ordinances No. 2005-30, No. 2005-31, and No. 2005-32, adopted on January 5, 2006, the Village of River Grove (the "Village") approved the Downtown/Grand Avenue Tax Increment Area Redevelopment Plan and Project (assigned as Tax Agency Number 03-1070-501 by the Cook County Clerk), designated the Redevelopment Project Area (the "Downtown/Grand Avenue TIF District"), and authorized tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the "TIF Act"); and

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

WHEREAS, the Village has determined that because of the recent economic recession and subsequent decline in market values (including those in the Redevelopment Project Area), the Village has not been able to effectively implement the original Redevelopment Plan as established in 2006 and that a new Redevelopment Plan is necessary to effectively promote redevelopment activities and realize incremental revenue necessary to support future redevelopment projects; and

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

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

WHEREAS, the Village Board hereby finds and declares that the Downtown/Grand Avenue TIF District should consequently be dissolved;

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

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

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

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

Section 4. The Village Clerk is authorized and directed to give notice of this Ordinance to the affected taxing bodies on or before November 1, 2016, and to immediately file this Ordinance with the County Clerk.

PASSED this 17th day of March, 2016.

AYES: Trustees Weiner, Allen, Bjorvik, Sewell, Thomas + Oba

NAYS: None

ABSENT: None

Approved: _____

Hon. Jeffery S. Weiner, Sr., President Pro Tem

Attest: _____

Hon. Marjorie A. Manchen, Clerk

**MINUTES OF THE BOARD OF TRUSTEES
WITH RESPECT TO ORDINANCE NO. 2016-02, AN ORDINANCE
DISSOLVING THE DOWNTOWN/GRAND AVENUE TIF DISTRICT**

Trustee Aller moved and Trustee Bjorvik seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Village President *Pro Tem* directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called:

The following Trustees voted AYE: Weiner, Aller, Bjorvik,
Sewell, Thomas + Obaya

The following Trustees voted NAY: None

The following Trustees were absent: None

Whereupon the Village President *Pro Tem* declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the Village President and Village Board of the Village of River Grove, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

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

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

CERTIFICATE

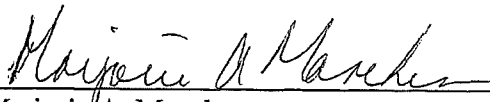
I, the undersigned, certify that I am the duly qualified and acting Village Clerk of the Village of River Grove, Cook County, Illinois (the "Village"), and as such, I am the keeper of the records and files of the Village and of the Village's President and Board of Trustees. I further certify as follows:

Attached to this Certificate is a true, correct and complete copy of Village of River Grove Ordinance No. 2016-03, entitled:

**AN ORDINANCE APPROVING A REDEVELOPMENT PLAN AND
PROJECT FOR THE VILLAGE OF RIVER GROVE'S GRAND THATCHER TIF
REDEVELOPMENT PROJECT AREA**

This Ordinance was passed and approved by the Village's President *Pro Tem* and Board of Trustees on March 17, 2016. A true, correct and complete copy of this Ordinance was published in pamphlet form on March 17, 2016.

Given under my hand and official seal at the Village of River Grove, Cook County, Illinois, this 17th day of March, 2016.



Marjorie A. Manchen
Village Clerk

(SEAL)





Village of River Grove

2621 North Thatcher Avenue
River Grove, Illinois 60171-1698
Telephone (708) 453-8000 • Fax (708) 453-0761
E-mail: ed@vorg.us

*Raymond Bernero MPA, Director of Economic Development
Planning and Zoning Administrator*

Village of River Grove Annual Joint Review Board Meeting June 15, 2016

FY 2015 Summary of Activities in River Grove TIF Districts

Grand/Thatcher TIF District-

Da Luciano Agreement:

Resolution 2015-R-19 was approved amending the 2009 TIF development agreement between the Village and Da Luciano's restaurant. The original agreement offered both a TIF incentive and a sales-tax rebate incentive which would potentially generate a total of \$250,000 in combined incentives in return for the restaurant's investing in the expansion of their existing restaurant. As a result of the economic recession, and the resulting decline of the TIF District EAV, there was little likelihood of achieving the maximum TIF incentive. Consequently, the village negotiated an agreement with Da Luciano's in which the 2009 TIF incentive agreement would be mutually terminated in return for a lump sum payment of \$45,000.

8324 W. Grand (Former Palm Hardware):

This parcel, consisting of an aged mixed-use structure and an adjacent single-family home was acquired by a private developer who is undertaking the rehabilitation of the mixed-use structure, the demolition of the adjacent home, and the construction of a new parking lot. Although a TIF incentive was requested by the developer, none was granted.

Dissolution of 2006 TIF District:

Due to the severely reduced EAV, from its original baseline EAV, it was deemed necessary to dissolve the 2006 TIF District and create a new district with the much lower current EAV as its baseline.

Current Status:

8359 W. Grand (Former Mobil Station):

With the subject TIF dissolved and the new TIF district established, we have exciting opportunities to return several tax-exempt village-owned properties to the tax rolls. These include the southeast corner of Grand and Thatcher for which we currently have a purchase and redevelopment proposal from the owner of the adjacent Mia Passione restaurant. This proposal does not seek any financial incentives from the village.

2801 Thatcher/8300 Center (Former Quasthoff's, Current Public Works Site):

The Public Works department will be vacating the buildings on Center Street and relocating to a repurposed industrial building located at 2101 N. West Street. This will allow the village to engage private developers with the goal of redeveloping this large combined parcel in accordance with our Transit-Oriented Development plan. Such development will return the tax-exempt 8300 Center Street parcel back to the tax rolls.

Belmont/Thatcher TIF District-

The Thatcher Woods Shopping Center is bustling with activity and has just one vacant store. It bears repeating that in the last three years we have seen great investment in this commercial center which included the opening of a large local chain restaurant, D'Agostino's, with a newly-constructed drive-through; the complete remodeling of the Binny's store, the complete remodeling and opening of Rich's Foods, the remodeling and opening of national clothing retailer Ross Dress for Less. Although TIF incentives were sought for most of these projects, successful negotiations for redevelopment was accomplished without the use of TIF funds.

This TIF fund is healthy and existing obligations are being met.

Southwest TIF District-

The Southwest TIF was created in response to the planned construction of the Costco store nearby. It was hoped that this TIF designation would help incentivize retail businesses to locate in this area.

Since the formation of the southwest TIF, the long-vacant Airgas building (1800 N. Fifth Avenue) was purchased and is now home to KMI Building Supply, manufacturers of custom exterior commercial doors. This deal was made possible with the assistance of the village in securing a 6-b Cook County property-tax incentive in lieu of a TIF incentive. Also, a vacant restaurant at 1908 N. Fifth Avenue was re-occupied by Salerno's Restaurant, also without any need for a village incentive.

As of today, there has been no specific TIF activity in this district, with no TIF agreements implemented. Perhaps, as the economy improves, interest from a national retailer might surface in which case having the Southwest TIF district in place gives the village a much greater opportunity to encourage investment in this area.

Respectfully submitted,

Raymond Bernero

**VILLAGE OF RIVER GROVE, ILLINOIS
GRAND AVENUE TIF DISTRICT**

**SPECIAL REVENUE FUND
REPORT ON COMPLIANCE WITH
PUBLIC ACT 85-1142
Year Ended April 30, 2016**

VILLAGE OF RIVER GROVE, ILLINOIS

GRAND AVENUE TIF DISTRICT
SPECIAL REVENUE FUND

April 30, 2016

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GRAND AVENUE TIF DISTRICT
SPECIAL REVENUE FUND
BALANCE SHEET
April 30, 2016

	Special Revenue Fund
Assets	\$ -
Liabilities and fund balances	
Liabilities	\$ -
Fund balance	-
Total liabilities and fund balance	\$ -

GRAND AVENUE TIF DISTRICT
SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGE IN FUND BALANCE
Year Ended April 30, 2016

	Special Revenue Fund
Revenues	
Interest income	\$ 3
Total revenues	<u>3</u>
Expenditures	
Current	
Administration	<u>45,000</u>
Total expenditures	<u>45,000</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(44,997)</u>
Other financing sources (uses)	
Transfers in	110,724
Transfers out	<u>(8,784)</u>
Total other financing sources (uses)	<u>101,940</u>
Net change in fund balance	56,943
Fund balance at beginning of year	<u>(56,943)</u>
Fund balance at end of year	<u>\$ -</u>

VILLAGE OF RIVER GROVE, ILLINOIS
GRAND AVENUE TIF DISTRICT
SPECIAL REVENUE FUND
NOTES TO FINANCIAL STATEMENTS
April 30, 2016

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity: The accompanying financial statements include the accounts of the Grand Avenue TIF District Special Revenue Fund for which the Village of River Grove, Illinois (the Village) Board has oversight responsibility and are not intended to present fairly the financial position and results of operations of the Village as a whole.

The Grand Avenue TIF District Special Revenue Fund was established to account for transactions related to the Redevelopment Plan and Redevelopment Project within the municipal boundaries established by Village Ordinance.

The Village intends to fund various expenditures of the redevelopment plan and project and retire any debt issued for the project through the following intended sources of revenue:

Property tax incremental revenue
Investment earnings

Fund Accounting, Measurement Focus, and Basis of Accounting: The accounts of the Village are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements.

The Grand Avenue TIF District Special Revenue Fund is classified as a Governmental Fund (Special Revenue).

Governmental funds are used to account for the Village's general government activities. Governmental fund types use the flow of current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting revenues are recognized when susceptible to accrual (i.e., when they are "measurable and available"). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period. The Village considers all revenues available if they are collected within 60 days after year end. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on general long-term debt which is recognized when due, and certain compensated absences and claims and judgments which are recognized when the obligations are expected to be liquidated with expendable available financial resources.

Property taxes attach as an enforceable lien on January 1. They are normally levied in September (by passage of a Tax Levy Ordinance). Tax bills are prepared by the County and issued on or about March 1 and August 1 and are payable in two installments, on or about April 1 and September 1. The County collects such taxes and remits them periodically.

Interfund eliminations have not been made in the aggregation of this data.

(Continued)

VILLAGE OF RIVER GROVE, ILLINOIS
GRAND AVENUE TIF DISTRICT
SPECIAL REVENUE FUND
NOTES TO FINANCIAL STATEMENTS
April 30, 2016

NOTE 2 – FUND BALANCES

The components of the fund balance include the following line items:

- a. Nonspendable fund balance is inherently nonspendable, such as portions of net resources that cannot be spent because of their form and portions of net resources that cannot be spent because they must be maintained intact.
- b. Restricted fund balance is externally enforceable limitations on use, such as limitations imposed by creditors, grantors, contributors, or laws and regulations of other government as well as limitations imposed by law through constitutional provision or enabling legislation.
- c. Committed fund balance has self-imposed limitations set in place prior to the end of the period. The limitations are imposed at the highest level of decision making that requires formal action at the same level to remove. For the Village, the Board of Trustees is the highest level of decision making. As of April 30, 2016, the Village does not have any commitments of fund balance.
- d. Assigned fund balance has limitations resulting from intended use consisting of amounts where the intended use is established by the Board of Trustees designated for that purpose. The intended use is established by an official designated for that purpose. The Board of Trustees has not designated any members of management for this purpose.
- e. Unassigned fund balance is the total fund balance in the general fund in excess of nonspendable, restricted, committed, and assigned fund balance. In addition, if there is a deficit balance in another governmental fund, it will be reported as a negative amount in that fund's unassigned classification.

If there is an expenditure incurred for purposes for which both restricted and unrestricted fund balance is available, the Village will consider restricted fund balance to have been spent before unrestricted fund balance. Further, if there is an expenditure incurred for purposes for which committed, assigned, or unassigned fund balance classifications could be used, then the Village will consider committed fund balance to be spent before assigned fund balance, and consider assigned fund balance to be spent before unassigned fund balance.

The Village does not have a minimum fund balance policy.

NOTE 3 – INTERFUNDS AND TRANSFERS

As of April 30, 2016, the Grand Avenue TIF transferred \$8,784 to the new Grand Avenue/Downtown TIF Fund that was created by ordinance in March 2016. The transfer represents cash resources that the Grand Avenue TIF is contributing to the Grand Avenue/Downtown TIF for start-up costs. As the Grand Avenue TIF was closed by ordinance in March 2016, the existing interfund loan to the General Fund was written off. The transfer from the General Fund of \$110,724 into the Grand Avenue TIF Fund represents this transaction.



INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE

To the Honorable Mayor
and Members of the Board of Trustees
Village of River Grove, Illinois

We have examined the Village of River Grove, Illinois', (the Village's) compliance with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act during the year ended April 30, 2016 for the Grand Avenue TIF District. Management is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and accordingly, included 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 our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination of the Village's compliance with specified requirements.

In our opinion, the Village complied in all material respects, with the aforementioned requirements for the year ended April 30, 2016.

Crowe Horwath LLP

Crowe Horwath LLP

Oak Brook, Illinois
January 10, 2017

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor
and Members of the Board of Trustees
Village of River Grove, Illinois

Report on the Financial Statements

We have audited the accompanying financial statements of the Grand Avenue TIF District Special Revenue Fund of the Village of River Grove, Illinois (the Village), as of and for the year ended April 30, 2016, and the related notes to the financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit 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 the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Grand Avenue TIF District Special Revenue Fund of the Village, as of April 30, 2016, and the changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Grand Avenue TIF District Special Revenue Fund and do not purport to, and do not, present fairly the financial position of the Village, as of April 30, 2016, and the changes in its financial position or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Crowe Horwath LLP

Crowe Horwath LLP

Oak Brook, Illinois
January 10, 2017