

**FY 2016
ANNUAL TAX INCREMENT FINANCE
REPORT**



STATE OF ILLINOIS
COMPTROLLER
LESLIE GEISSLER MUNGER

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

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-
Mobile required m.obaya@vorg.us
Provider _____ Best way to X Email X Phone
contact Mobile 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

12-18-16

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 DISTRICT

**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:	Southwest
Primary Use of Redevelopment Project Area*:	Combination Mixed
If "Combination/Mixed" List Component Types:	Industrial/Comm'l, 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)] 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: Southwest 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%

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

Total Amount Deposited in Special Tax Allocation 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*

* 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: Southwest 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

SECTION 3.2 A

PAGE 2

SECTION 3.2 A

PAGE 3

Section 3.2 B

FY 2016

TIF NAME: Southwest 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.

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: Southwest TIF

FUND BALANCE, END OF REPORTING PERIOD

\$ -

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

Total Amount Designated for Obligations

\$	-	\$	-
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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: Southwest 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: Southwest 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: X

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

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TIF NAME: Southwest 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
2011	\$ 9,521,830	\$ 7,875,184

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

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:

Legal description of the redevelopment project area using only major boundaries.		
Optional Documents	Enclosed	
Legal description of redevelopment project area		
Map of District		

Southwest 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

12-19-16
DATE

**SOUTHWEST TIF DISTRICT ANNUAL REPORT FOR THE VILLAGE OF RIVER GROVE FISCAL YEAR
BEGINNING MAY 1, 2015 AND ENDING APRIL 30, 2016**

Louis P. Vitullo, LTD.

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(312) 961-0137 • lpvitullo@gmail.com

Louis P. Vitullo • Daniel Chase Gentile
Attorneys at Law

December 23, 2016

RE: Attorney Review – Southwest 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 Increment Redevelopment Allocation Act set forth thereunder for the fiscal year beginning May 1, 2015 and ending April 30, 2016.

Sincerely,



Louis P. Vitullo *PG*
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 Village is in the process of reviewing various sites and properties for potential development opportunities.



Village of River Grove

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*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.

June 15, 2015 JRB
Activities Summary
Page Two

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