CITY OF LA SALLE
Tax Increment Financing
District IV
FY 2013 Summary

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LaSalle TIF District IV- FY2013 Overview

Established in 2006, amended in 2011 to add property newly annexed to the City for further residential development, and amended in 2013 to remove property including the Illinois State Police Headquarters and St. Vincent's Cemetary, the LaSalle TIF District IV Redevelopment Project Area (the "Area") includes two residential subdivisions, Vermilionvue and Country Aire. Both subdivisions have begun to be developed with houses. The City extended sewer and water from the existing lines to the property lines of these new subdivisions as part of a larger bond issue.

For Fiscal Year 2013, (beginning May 1, 2012 and ending April 30, 2013), the LaSalle TIF District IV Special Fund (the "TIF Fund") had a beginning balance of $1,503. With deposits in the amount of $153,429, the total amount available in the TIF Fund during FY2013 was $154,932. Sources of funds included: Real Estate Tax Increment ($146,363); Transfer from TIF I ($7,000); and Interest Income ($66) as depicted in Figure 1 below.

The total public and private TIF eligible project costs expended from the TIF Fund during FY2013 amounted to $152,456 and included those categories of funds shown in Figure 2 below.

The ending balance of the TIF District IV Special Fund as of April 30, 2013, was $2,476. The real estate tax increment generated by LaSalle TIF District IV for FY2014 is estimated to be $144,482.

Fig. 1. LaSalle TIF District IV Revenues (FY2013)

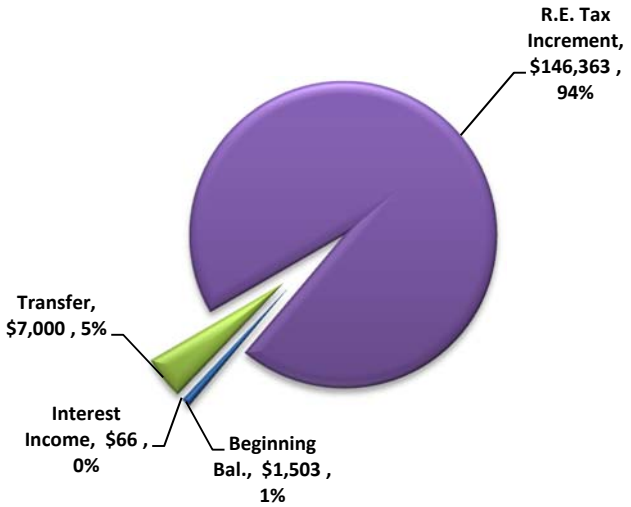
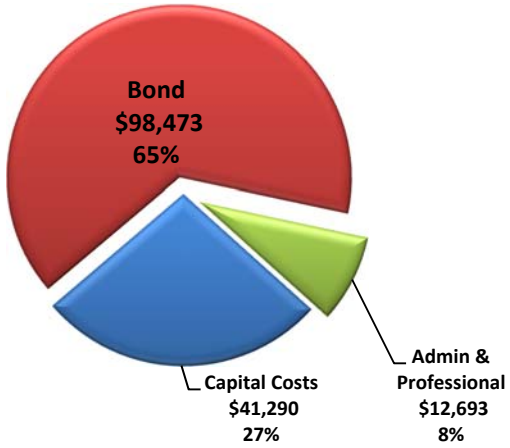


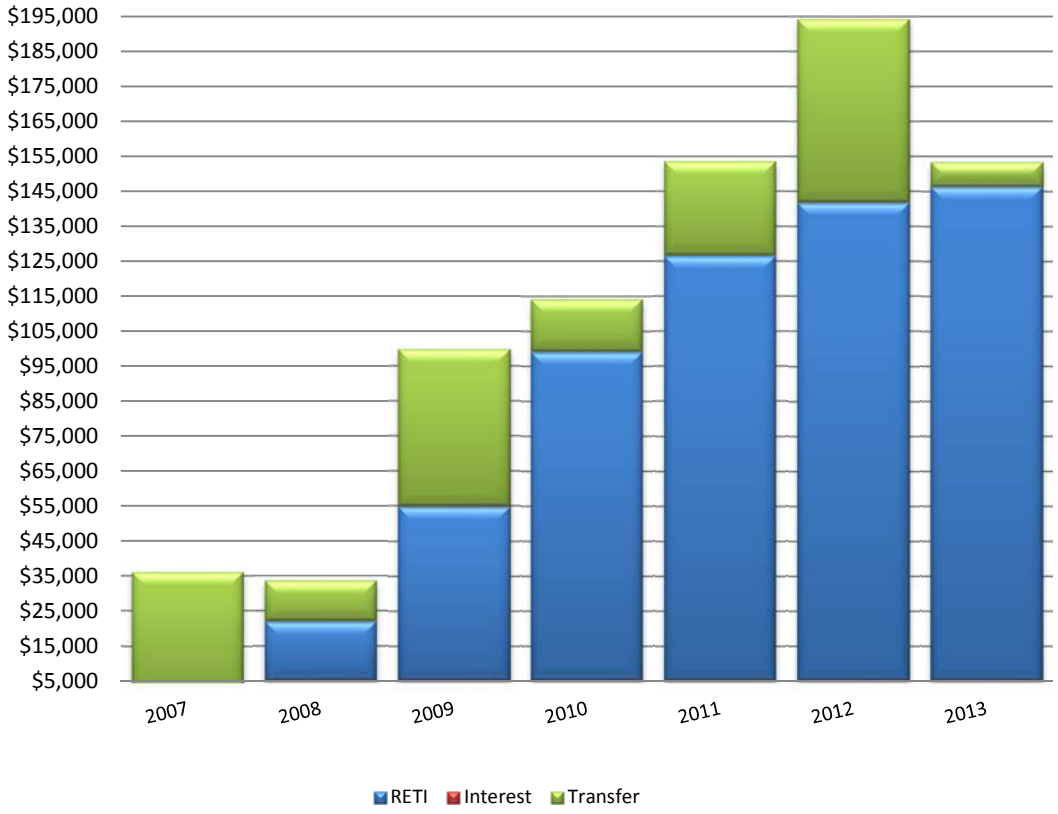
Fig. 2. LaSalle TIF District IV Expenditures (FY2013)



LaSalle TIF District IV Facts At-A-Glance, FY2013

Established	2006
Ends	Tax Year 2029 Payable 2030
Base Tax Year	2004
TIF Base EAV	$912,801
Tax Yr. 2011 Net Taxable EAV	$2,340,212
Tax Yr. 2011 RE Tax Increment	$146,363
Total Obligations in TIF Plan	$14,475,444
Total Expenditures to Date	$782,159
Remaining Obligations	$13,693,285

Fig. 3. LaSalle TIF District IV
Revenue Income by Fiscal Year



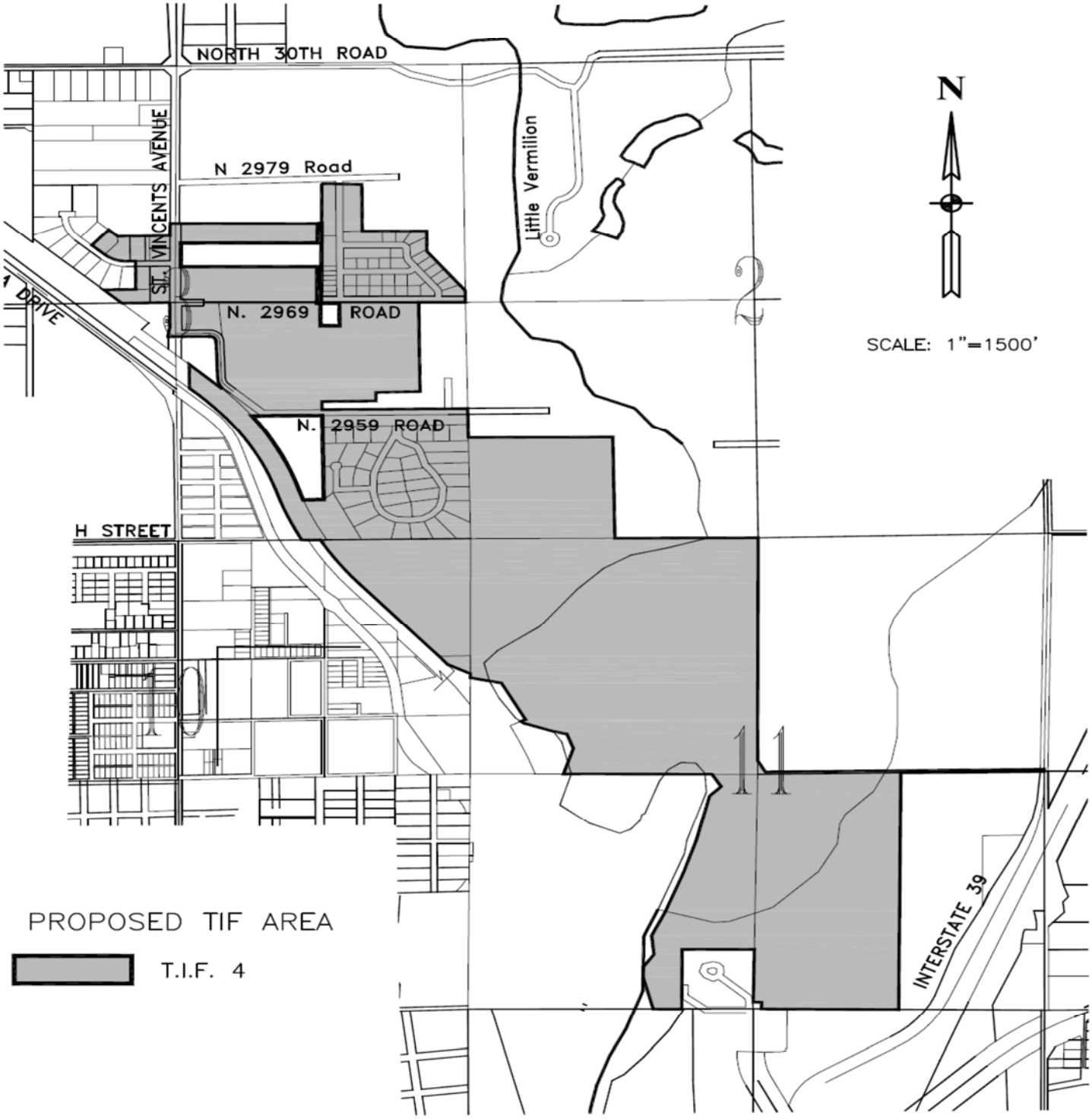
Intergovernmental Agreements:

1. LaSalle Grade School District #122
2. LaSalle Peru High School District #120
3. Illinois Valley Community College
4. LaSalle County

Predevelopment Agreements:

1. Vermilionvue Subdivision (2004)
2. County Aire Subdivision (2004)
3. Yaklich/Mrowicki (2009)

CITY OF LASALLE
TAX INCREMENT FINANCING (TIF) DISTRICT #4
(2ND AMENDMENT)



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