

**CITY OF LA SALLE**  
**Community Partnership**  
**Tax Increment Financing**  
**District VIII**  
**FY 2014 Summary**

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**LaSalle Community Partnership TIF District VIII- FY2014 Overview**

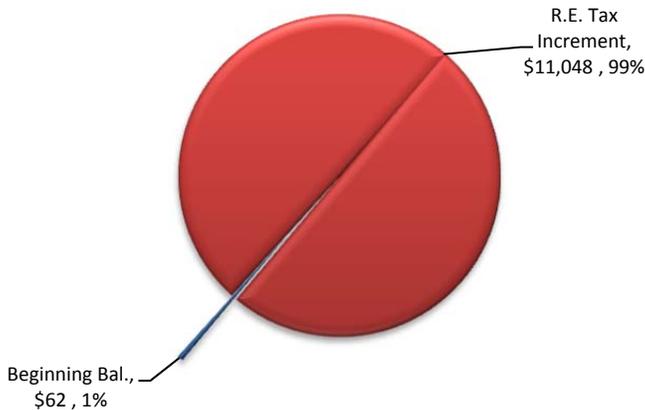
Established in 2012 and amended in 2013, the LaSalle Community Partnership TIF District VIII Redevelopment Project Area (the “Area”) was established to redevelop property that is currently underutilized for commercial and light industrial redevelopment. The Redevelopment Plan will allow the City to alleviate and/or remove blighted conditions such as the lack of public infrastructure and all of the property within the proposed redevelopment project area will substantially benefit by a series of public and private redevelopment projects made possible with tax increment financing. The property could not otherwise be reasonably expected to be further developed without the use of tax increment financing.

For Fiscal Year 2014, (beginning May 1, 2013 and ending April 30, 2014), the LaSalle Community Partnership TIF District VIII Special Fund (the “TIF Fund”) had a beginning balance of \$62. With deposits in the amount of \$11,048, the total amount available in the TIF Fund during FY2014 was \$11,110. Sources of funds included: Real Estate Tax Increment (\$11,048) as depicted in Figure 1 below.

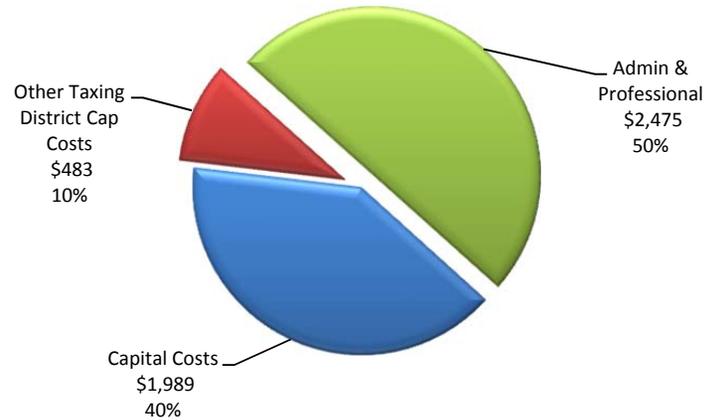
The total public and private TIF eligible project costs expended from the TIF Fund during FY2014 amounted to \$4,947 and included those categories of funds shown in Figure 2 below.

The ending balance of the Community Partnership TIF District VIII Special Fund as of April 30, 2014, was \$6,163. The real estate tax increment generated by Community Partnership TIF District VIII for FY2015 is estimated at \$12,044.

**Fig. 1. LaSalle Community Partnership TIF District Revenues (FY2014)**



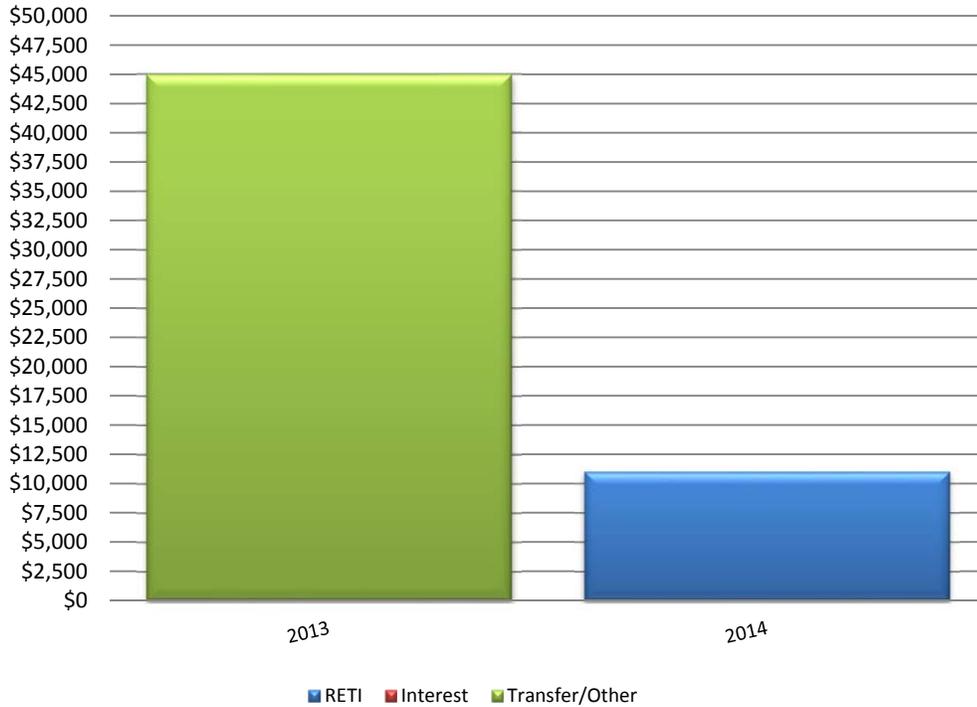
**Fig. 2. LaSalle Community Partnership TIF District Expenditures (FY2014)**



**LaSalle Community Partnership TIF District VIII Facts At-A-Glance, FY2014**

Established.....	2012
Ends.....	Tax Year 2035 Payable 2036
Base Tax Year.....	2011
TIF Base EAV.....	\$5,092,412
Tax Yr. 2012 Net Taxable EAV.....	\$4,861,221
Tax Yr. 2012 RE Tax Increment.....	\$11,048
Total Obligations in TIF Plan.....	\$100,170,000
Total Expenditures to Date.....	\$49,911
Remaining Obligations.....	\$100,120,089

**Fig. 3. LaSalle Industrial Park TIF District  
Revenue Income by Fiscal Year**



**Intergovernmental Agreements:**

1. LaSalle Elementary School District #122
2. Peru Elementary School District #124
3. LaSalle Peru High School District #120
4. Illinois Valley Community College
5. LaSalle County
6. Dimmick School District #175

**CITY OF LASALLE COMMUNITY PARTNERSHIP TAX INCREMENT FINANCING DISTRICT**

Established: 2012  
 Ends: Tax Yr. 2035 Payable 2036  
 Base Tax Year: 2011  
 TIF Base EAV: \$5,092,412

**TABLE 1. FINANCIAL SUMMARY**

PROJECT TYPE	Original Anticipated Obligations Per TIF Redev. Plan			CUMULATIVE RESULTS	
		FY 2013	FY 2014	Cumulative Expenditures	Remaining Obligations
<b>PUBLIC PROJECTS</b>					
Strom Water Control & Detention/Treatment	\$4,700,000	\$0	\$0	\$0	\$4,700,000
Water Tower/Treatment Facilities	\$5,000,000	\$0	\$0	\$0	\$5,000,000
Sanitary Sewer Lines & Lift Station, Treatment	\$4,110,000	\$0	\$0	\$0	\$4,110,000
Street Widening/Extension, Sidewalks, Lighting	\$9,500,000	\$0	\$0	\$0	\$9,500,000
Planning & Engineering, Legal, Professional	\$3,000,000	\$44,964	\$0	\$44,964	\$2,955,036
Property Acquisition, Building Rehab/Construct	\$2,500,000	\$0	\$0	\$0	\$2,500,000
Sports Complex/Athletic Facility	\$8,100,000	\$0	\$0	\$0	\$8,100,000
<b>SUBTOTAL</b>	<b>\$36,910,000</b>	<b>\$44,964</b>	<b>\$0</b>	<b>\$44,964</b>	<b>\$36,865,036</b>
<b>PRIVATE PROJECTS</b>					
Commercial Business Projects I, II, III	\$2,700,000	\$0	\$0	\$0	\$2,700,000
Commercial/Retail/Hotel Projects I & II	\$6,000,000	\$0	\$0	\$0	\$6,000,000
Commercial Business Office Complex	\$500,000	\$0	\$0	\$0	\$500,000
Commercial Banking/Financial Services	\$500,000	\$0	\$0	\$0	\$500,000
Commercial/Retail Strip Development	\$700,000	\$0	\$0	\$0	\$700,000
Commercial General Merchandise	\$600,000	\$0	\$0	\$0	\$600,000
Commercial Entertainment/Theater	\$3,000,000	\$0	\$0	\$0	\$3,000,000
Convenience Store/Restaurant I	\$200,000	\$0	\$0	\$0	\$200,000
Restaurant II, III, IV	\$510,000	\$0	\$0	\$0	\$510,000
Motel/Hotel Project II	\$1,500,000	\$0	\$0	\$0	\$1,500,000
Commercial Rehabilitation/Renovations	\$1,800,000	\$0	\$0	\$0	\$1,800,000
Industrial Projects I, II, III, IV, V	\$6,750,000	\$0	\$0	\$0	\$6,750,000
Light Industrial/Commercial Projects I-V	\$2,270,000	\$0	\$0	\$0	\$2,270,000
Light Industrial/Commercial Projects VI & VII	\$2,160,000	\$0	\$0	\$0	\$2,160,000
2 Commercial/Retail Projects	\$5,600,000	\$0	\$0	\$0	\$5,600,000
3 Light Industrial Projects	\$6,250,000	\$0	\$0	\$0	\$6,250,000
<b>SUBTOTAL</b>	<b>\$41,040,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$41,040,000</b>
<b>TAXING DISTRICT'S CAPITAL COSTS</b>	\$21,300,000				\$21,297,528
Other Taxing District Capital Costs		\$0	\$483	\$483	
LaSalle Elementary School District #122		\$0	\$944	\$944	
Peru Elementary School District #124		\$0	\$5	\$5	
Illinois Valley Community College		\$0	\$437	\$437	
LaSalle Peru High School District #120		\$0	\$0	\$0	
LaSalle County		\$0	\$603	\$603	
Dimmick School District #175		\$0	\$0	\$0	
<b>SUBTOTAL</b>	<b>\$21,300,000</b>	<b>\$0</b>	<b>\$2,472</b>	<b>\$2,472</b>	<b>\$21,297,528</b>
<b>ADMINISTRATIVE/PROFESSIONAL</b>					
Administrative & Professional Services	\$920,000	\$0	\$2,475	\$2,475	\$917,525
<b>SUBTOTAL</b>	<b>\$920,000</b>	<b>\$0</b>	<b>\$2,475</b>	<b>\$2,475</b>	<b>\$917,525</b>
<b>GRAND TOTAL</b>	<b>\$100,170,000</b>	<b>\$44,964</b>	<b>\$4,947</b>	<b>\$49,911</b>	<b>\$100,120,089</b>

**TABLE 2. LASALLE INDUSTRIAL PARK TIF DISTRICT SUMMARY STATISTICS**

	FY2013	FY2014	
Real Estate Tax Year:	2011	2012	
Taxes Payable in Calendar Year:	2012	2013	<b>Total</b>
<b>Incremental EAV:</b>	n/a	<b>\$123,860</b>	
<b>Total Real Estate Tax Increment:</b>	<b>\$0</b>	<b>\$11,048</b>	<b>\$11,048</b>

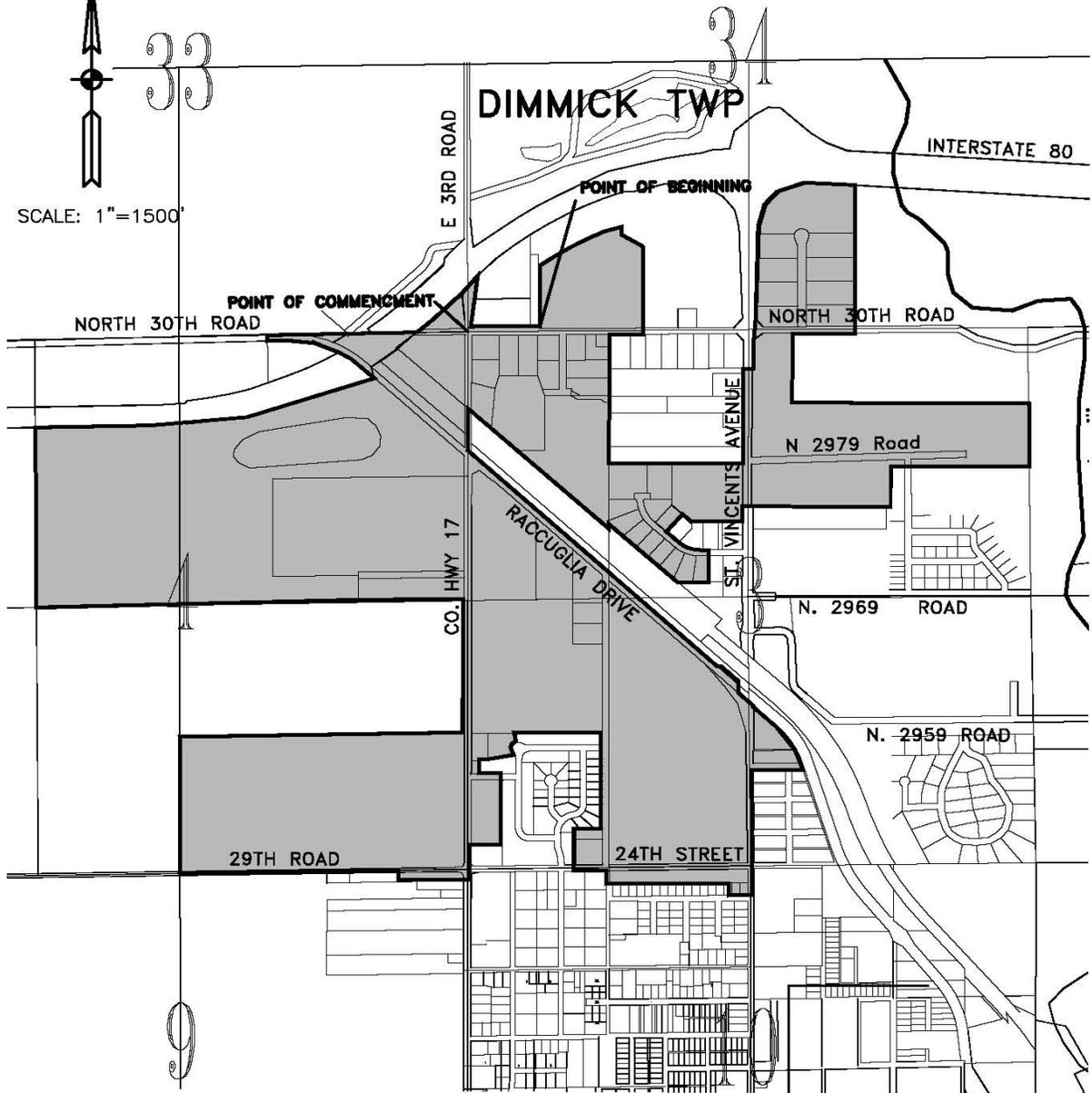
# CITY OF LaSALLE LaSALLE COMMUNITY PARTNERSHIP TIF DISTRICT FIRST AMENDMENT



33

34

SCALE: 1"=1500'



PROPOSED TIF DISTRICT



AMENDED T.I.F. AREA

**12-305**