



**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]  
FY 2017**

**Name of Redevelopment Project Area (below):**  
**LaSalle Industrial Park TIF District VII**

**Primary Use of Redevelopment Project Area\*: Industrial**

\* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

**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**   X  

**Industrial Jobs Recovery Law**       

	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
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan including any project implemented and a description of the redevelopment activities.? [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 the 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 any Official Statement labeled Attachment I and Attachment J <u>MUST</u> be Yes</b>	X	
An 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 attachment I is yes, Analysis <u>MUST</u> be attached and labeled Attachment J</b>	X	
Has a cumulative of \$100,000 of TIF revenue been deposited 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, The audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 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

**SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))**

**Provide an analysis of the special tax allocation fund.**

**FY 2017**

**TIF NAME:**

LaSalle TIF VII

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 24,122

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 30,510	\$ 135,836	98%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest		\$ 31	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 3,246	2%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

**All Amount Deposited in Special Tax Allocation by source** \$ 30,510

**Cumulative Total Revenues/Cash Receipts** \$ 139,113 100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** \$ 15,489

**Distribution of Surplus**

**Total Expenditures/Disbursements** \$ 15,489

**Net/Income/Cash Receipts Over/(Under) Cash Disbursements** \$ 15,021

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 39,143

\* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

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

FY 2017

TIF NAME: LaSalle TIF VII

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
(by category of permissible redevelopment project costs )**

**PAGE 1**

<b>Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]</b>	<b>Amounts</b>	<b>Reporting Fiscal Year</b>
<b>1. Cost of studies, surveys, development of plans, and specifications, Implementation and administration of the redevelopment plan, staff and professional service cost.</b>		
Professional Services and costs	5,475	
		\$ 5,475
<b>2. Annual administrative cost.</b>		
		\$ -
<b>3. Cost of marketing sites.</b>		
		\$ -
<b>4. Property assembly cost and site preparation costs.</b>		
		\$ -
<b>5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.</b>		
Annexation Agreements	3,863	
		\$ 3,863
<b>6. Costs of construction.</b>		
		\$ -

**SECTION 3.2 A**

<b>7. Costs of eliminating or removing contaminants and other impediments.</b>		
		\$ -
<b>8. Cost of job training and retraining projects.</b>		
		\$ -
<b>9. Financing costs.</b>		
		\$ -
<b>10. Capital costs.</b>		
Waltham Grade School District #185	647	
LaSalle Peru High School	1,223	
Illinois Valley Community College	1,303	
LaSalle County	1,796	
Dimmick School District #175	1,182	
		\$ 6,151
<b>11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.</b>		
		\$ -
<b>12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.</b>		
		\$ -

**SECTION 3.2 A**

**PAGE 3**

<b>13. Relocation costs.</b>		
<b>14. Payments in lieu of taxes.</b>		\$ -
<b>15. Costs of job training, retraining, advanced vocational or career education.</b>		\$ -
<b>16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.</b>		\$ -
<b>17. Cost of day care services.</b>		\$ -
<b>18. Other.</b>		\$ -
		\$ -

<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 15,489</b>
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**SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)**  
**Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source**

FY 2017

TIF NAME:

LaSalle TIF VII

FUND BALANCE BY SOURCE

\$ 39,143

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

Total Amount Designated for Obligations

\$ - \$ -

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

Public Projects		\$ 64,494,275
Private Projects		\$ 102,061,137
Administrative Projects		\$ 757,896
Capital Costs		\$ 71,456,722

Total Amount Designated for Project Costs

\$ 238,770,030

TOTAL AMOUNT DESIGNATED

\$ 238,770,030

SURPLUS/(DEFICIT)

\$ (238,730,887)



**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

**FY 2017**

**TIF NAME:** LaSalle TIF VII

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

Check here if 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 - 20 ILCS 620/4.7 (7)(F)**  
**PAGE 1**

**FY 2017**

**TIF Name:**

LaSalle TIF VII

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

**Select ONE of the following by indicating an 'X':**

1. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	X
2. The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	

**LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:**

<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*:**

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 2017

TIF NAME: LaSalle TIF VII

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	\$ 448,108	\$ 726,657

List all overlapping tax districts in the redevelopment project area.

If overlapping taxing district received a surplus, list the surplus.

Check if 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	



# City of LaSalle

La Salle County, Illinois

City Offices - 745 Second Street - La Salle, Illinois 61301-2599

Bus: 815-223-3755 Fax: 815-223-9508

[www.lasalle-il.gov](http://www.lasalle-il.gov)

Jeff Grove  
Mayor  
Cell: 815-488-4300  
[jgrove@lasalle-il.gov](mailto:jgrove@lasalle-il.gov)

## CERTIFICATION OF

## CHIEF EXECUTIVE OFFICER

The undersigned, Jeff Grove, Mayor of the City of LaSalle, Illinois, hereby certifies that the City of LaSalle has complied with all of the requirements of 65 ILCS 5/11-74.4-1 et. seq. during the City's Fiscal Year, May 1, 2016 through April 30, 2017.

Signed the 5th day of January, 2018.

\_\_\_\_\_  
City of LaSalle, Illinois



January 3, 2018

Mr. Jeff Grove  
City of LaSalle  
745 Second Street  
LaSalle, Illinois 61301

RE: City of LaSalle  
Industrial Park Tax Increment Financing District  
FY 2017

Dear Mayor and Council Members:

As Special Attorney for the City of LaSalle, Illinois, it is my opinion, based upon the information provided to our office that the City has complied with the requirements for the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. This opinion is based upon the review of information prepared, in part, by others and provided to this office. To the best of our knowledge, such information is accurate but we have not independently verified all of such information. This opinion is prepared for and intended for the use of the City Council, its officers and management, and for the Comptroller of the State of Illinois. It is not intended for and should not be used or relied upon by others.

Sincerely,



Herbert J. Klein

Thomas N. Jacob  
Nicolas P. Nelson

1701 Clearwater Ave. | Bloomington, IL 61704  
ph. 309.664.7777 | fax 309.664.7878

Herbert J. Klein

925 Shooting Park Rd., Suite A | Peru, IL 61354  
ph. 815.223.7550 | fax 815.223.7577

## EXHIBIT F

**LA SALLE INDUSTRIAL PARK TIF DISTRICT**  
**Fiscal Year 2017**  
**Analysis of Annual Expenditures**

	Year ended April 30, 2017	TOTAL EXPENDITURES
	Expenditure	2006-2017
<b>I. Public Projects:</b>		
Roadway Reconstruction	\$ 0	\$ 5,725
Water Main Extension	\$ 0	\$ 0
Sanitary Sewer Extension	\$ 0	\$ 0
Wastewater Treatment Plant	\$ 0	\$ 0
Well Construction	\$ 0	\$ 0
Water Plant Expansion	\$ 0	\$ 0
Fire Department Annex	\$ 0	\$ 0
Safety Facilities/Equipment	\$ 0	\$ 0
Parks	\$ 0	\$ 0
Trail Development	\$ 0	\$ 0
Industrial Park Development	\$ 0	\$ 0
Other Taxing District Capital Costs	\$ 0	\$ 14,444
a. Waltham Grade School District #185	\$ 647	\$ 1,848
b. LP High School District #120	\$ 1,223	\$ 9,178
c. Illinois Valley Community College	\$ 1,303	\$ 5,917
d. Dimmick School District #175	\$ 1,182	\$ 3,654
d. LaSalle County	\$ 1,796	\$ 8,237
TIF I Public Project Costs	\$ 0	\$ 0
<b>II. Private Projects:</b>		
Warehouse Distribution Center	\$ 0	\$ 0
Small Warehouse Center	\$ 0	\$ 0
Manufacturing Facility	\$ 0	\$ 0
Manufacturing Facility II	\$ 0	\$ 0
Manufacturing Facility III	\$ 0	\$ 0
Manufacturing Facility IV	\$ 0	\$ 0
Manufacturing Facility V	\$ 0	\$ 0
Convenience Store	\$ 0	\$ 0
Restuarant I	\$ 0	\$ 0
Restuarant II-IV	\$ 0	\$ 0
Office Buildings	\$ 0	\$ 0
Residential Projects	\$ 0	\$ 0
a. Annexation Agreements	\$ 3,863	\$ 3,863
<b>TOTAL</b>	<b>\$ 10,014</b>	<b>\$ 52,866</b>
<b>III. Administrative &amp; Professional Services</b>		
Professional Services	\$ 5,475	\$ 47,075
Administrative	\$ 0	\$ 29
<b>TOTAL</b>	<b>\$ 5,475</b>	<b>\$ 47,104</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 15,489</b>	<b>\$ 99,970</b>

**ATTACHMENT "K"**

**CITY OF LASALLE, ILLINOIS  
TAX INCREMENT FINANCING VII/SPECIAL TAX ALLOCATION FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
BUDGET AND ACTUAL  
Year Ended April 30, 2017**

	<b>Budget</b>	<b>Actual</b>	<b>Variance Favorable (Unfavorable)</b>
<b>REVENUES</b>			
Taxes:			
Property tax	\$ 30,506	\$ 30,510	\$ 4
Sales tax	-	-	-
Interest	-	-	-
	<u>30,506</u>	<u>30,510</u>	<u>4</u>
Total revenues			
<b>EXPENDITURES</b>			
General government:			
Legal fees	5,560	5,475	85
Payments to developers	-	-	-
Capital outlay:			
Forcemain sewers/sanitary sewer	-	-	-
Other	-	-	-
Tax refunds, other	5,661	5,659	2
Tax refunds, schools	-	-	-
Intergovernment agreements	4,392	4,355	37
Annexations	-	-	-
	<u>15,613</u>	<u>15,489</u>	<u>124</u>
Debt service:			
Principal payments	-	-	-
Interest payments	-	-	-
Bank charges	-	-	-
Fiscal agent fees	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>15,613</u>	<u>15,489</u>	<u>124</u>
Excess of revenues over expenditures	14,893	15,021	128
<b>OTHER FINANCING USES</b>			
Operating transfers in	-	-	-
Operating transfers out	-	-	-
Bond proceeds	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenues and other financing sources over expenditures	<u>\$ 14,893</u>	<u>15,021</u>	<u>\$ 128</u>
<b>FUND BALANCE, BEGINNING OF YEAR</b>		<u>24,122</u>	
<b>FUND BALANCE, END OF YEAR</b>		<u>\$ 39,143</u>	

MONICA ROBBINS, CPA, P.C.

Becker Professional Suites  
850 East Thompson Street, Princeton, Illinois 61356

815.872.3330 tel 815.872.3332 fax

**Independent Auditor's Report**

To the Honorable City Council  
City of LaSalle, Illinois

We have audited, in accordance with generally accepted auditing standards, the financial statements of the City of LaSalle, Illinois as of and for the year ended April 30, 2017, and have issued our report thereon dated December 18, 2017

In connection with our audit, nothing came to our attention that caused us to believe that the City of LaSalle, Illinois failed to comply with the provisions of the Illinois Tax Increment Allocation Redevelopment Act with respect to allowable costs as identified in Section 11-74.4-3(q) of the Act. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance.

This report is intended solely for the information and use of the City Council and management of the organization and the State of Illinois Comptroller and is not intended to be and should not be used by anyone other than these specified parties.

 , CPA, P.C.

Princeton, Illinois  
December 18, 2017



City of LaSalle  
Industrial Park TIF District  
Intergovernmental Agreements

ATTACHMENT M

1. LaSalle County

During the 2017 Fiscal Year, \$1,796 was paid from the TIF District to the County.

2. LaSalle Peru High School District #120

During the 2017 Fiscal Year, \$1,223 was paid from the TIF District to the School District.

3. Illinois Valley Community College

During the 2017 Fiscal Year, \$1,303 was paid from the TIF District to the School District.

4. Waltham Grade School District #185

During the 2017 Fiscal Year, \$647 was paid from the TIF District to the School District.

5. Dimmick School District #175

During the 2017 Fiscal Year, \$1,182 was paid from the TIF District to the School District.