

**CITY OF LA SALLE**  
**Industrial Park**  
**Tax Increment Financing**  
**District VII**  
**FY 2017 Summary and**  
**Cumulative Report**

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**LaSalle Industrial Park TIF District VII- FY2017 Overview**

Established in 2006, the LaSalle Industrial Park TIF District VII Redevelopment Project Area (the “Area”) includes properties surrounding the intersection of Interstates 39 and 80. The Area extends from the Little Vermilion River on the west end, east to the Pecumsaugan Creek; and from N 31<sup>st</sup> Road on the north end, south to U.S. Route 6 east of Interstate 39.

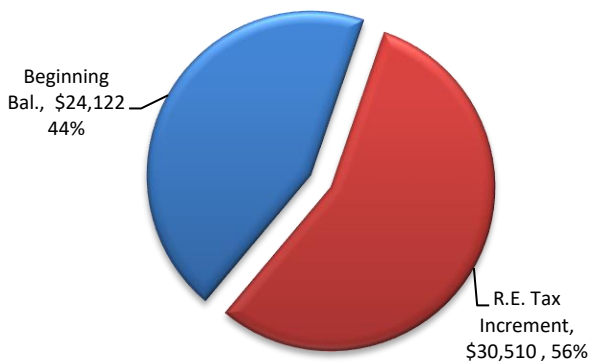
The City of LaSalle established the LaSalle Industrial Park TIF District to aid in the creation of industrial sites in order to strengthen the region’s competitiveness for industrial development and ultimately broaden the City of La Salle’s economic base. Tax increment financing will aid the City in the development of site selection factors such as easy access to expressway transportation systems, a good and accessible labor market, and availability of basic and advanced infrastructure.

For Fiscal Year 2017, (beginning May 1, 2016 and ending April 30, 2017), the LaSalle Industrial Park TIF District VII Special Fund (the “TIF Fund”) had a beginning balance of \$24,122. With deposits in the amount of \$30,510, the total amount available in the TIF Fund during FY2017 was \$54,632. Sources of funds came from Real Estate Tax Increment (\$30,510) as depicted in Figure 1 below.

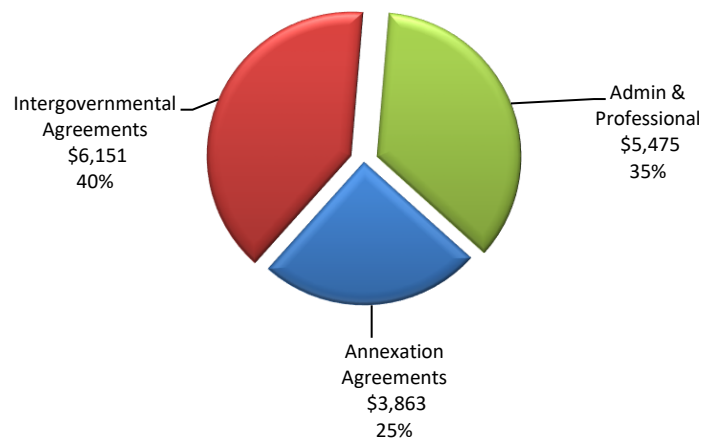
The total public and private TIF eligible project costs expended from the TIF Fund during FY2017 amounted to \$15,489 and included those categories of funds shown in Figure 2 below.

The ending balance of the Industrial Park TIF District VII Special Fund as of April 30, 2017, was \$39,143. The real estate tax increment generated by Industrial Park TIF District VII for FY2018 is estimated to be \$35,829.

**Fig. 1. LaSalle Industrial Park TIF District Revenues (FY2017)**



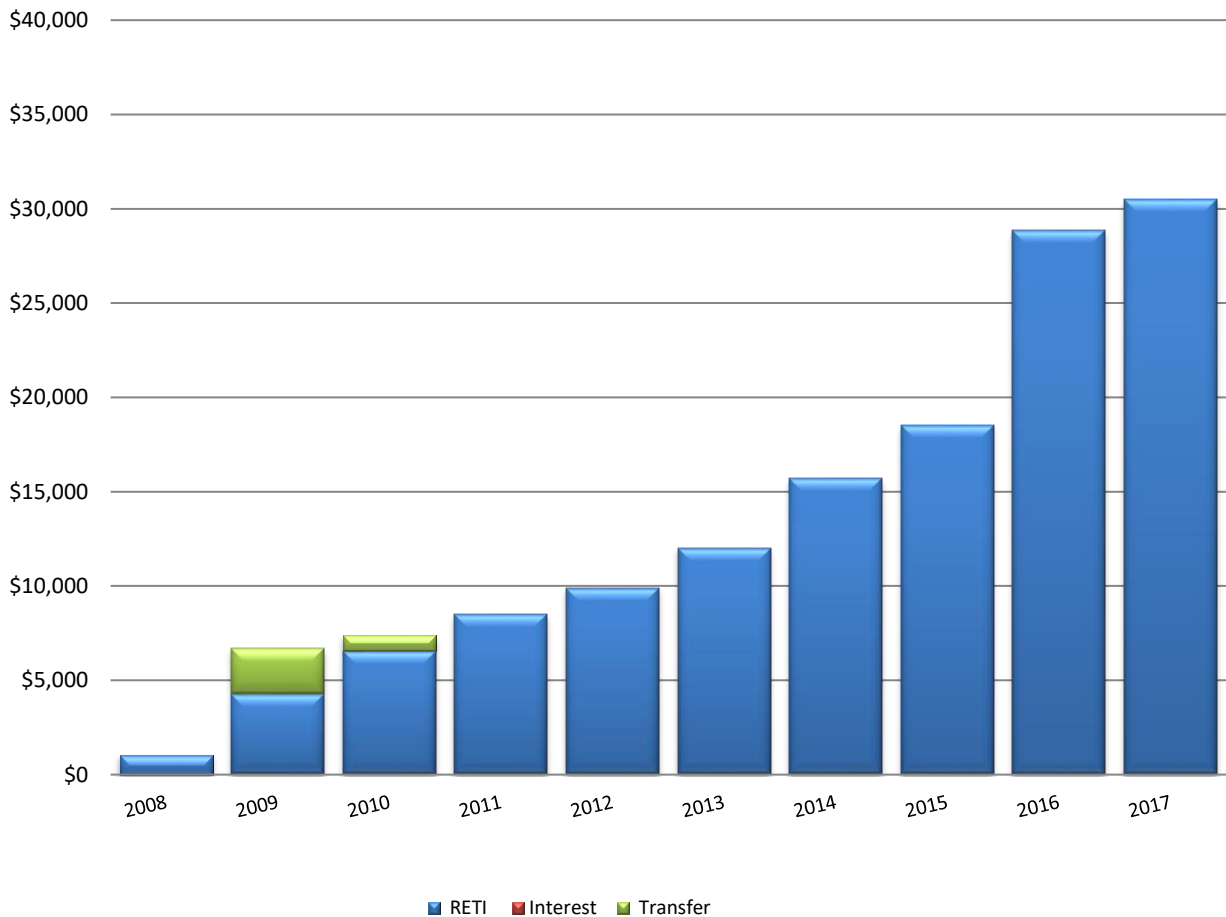
**Fig. 2. LaSalle Industrial Park TIF District Expenditures (FY2017)**



**LaSalle Industrial Park TIF District VII Facts At-A-Glance, FY2017**

Established.....	2006
Ends .....	Tax Year 2029 Payable 2030
Base Tax Year.....	2005
TIF Base EAV.....	\$448,108
Tax Yr. 2015 Net Taxable EAV.....	\$726,657
Tax Yr. 2015 RE Tax Increment.....	\$30,510
Total Obligations in TIF Plan.....	\$238,870,000
Total Expenditures to Date.....	\$99,970
Remaining Obligations.....	\$238,770,030

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



**CITY OF LASALLE INDUSTRIAL PARK TAX INCREMENT FINANCING DISTRICT**

Established: 2006  
 Ends: Tax Yr. 2029 Payable 2030  
 Base Tax Year: 2006  
 TIF Base EAV: \$448,108

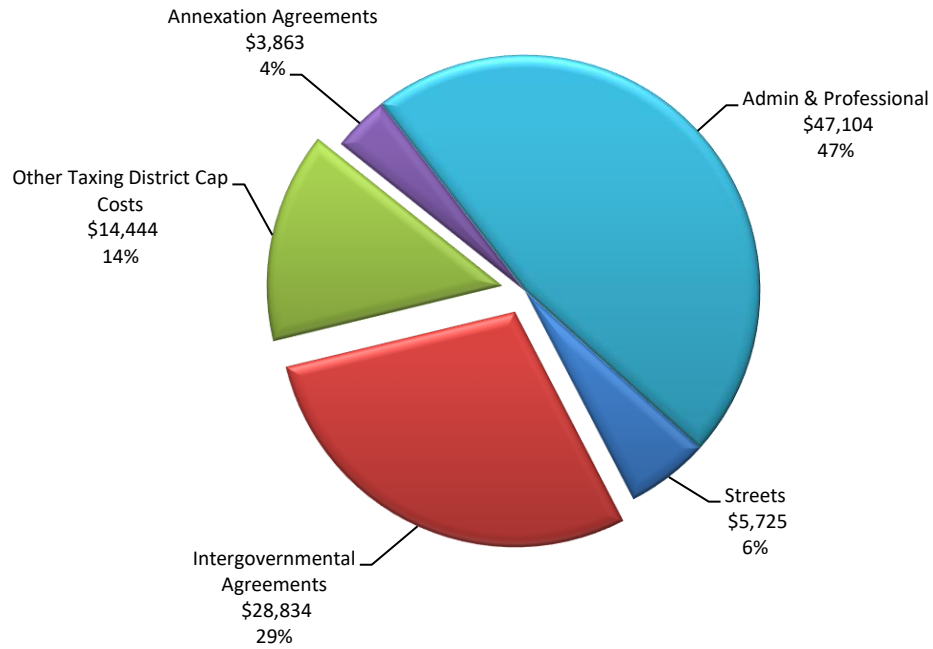
**TABLE 1. FINANCIAL SUMMARY**

PROJECT TYPE	Original Anticipated Obligations Per TIF Re dev. Plan	EXPENDITURES BY FISCAL YEAR ENDING APRIL 30TH					CUMULATIVE RESULTS	
		FY 2007-2013	FY 2014	FY 2015	FY 2016	FY 2017	Cumulative Expenditures	Remaining Obligations
<b>PUBLIC PROJECTS</b>								
Roadway Construction	\$15,500,000	\$5,725	\$0	\$0	\$0	\$0	\$5,725	\$15,494,275
Water Main Extension	\$6,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000,000
Sanitary Sewer Extension	\$8,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$8,500,000
Wastewater Treatment Plant	\$6,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000,000
Well Construction	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
Water Plant Expansion	\$6,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000,000
Fire Department Annex	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000
Safety Facilities/Equipment	\$6,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000,000
Park Improvements	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000
Trail Development	\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000,000
Industrial Park Development	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000
TIF I Public Project Costs	\$6,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$6,500,000
<b>SUBTOTAL</b>	<b>\$64,500,000</b>	<b>\$5,725</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,725</b>	<b>\$64,494,275</b>
<b>PRIVATE PROJECTS</b>								
Warehouse Distribution Center	\$30,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000,000
Small Warehouse Center	\$16,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$16,800,000
Manufacturing Facility	\$18,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$18,000,000
Manufacturing Facility II	\$9,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$9,000,000
Manufacturing Facility III	\$5,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,400,000
Manufacturing Facility IV	\$4,950,000	\$0	\$0	\$0	\$0	\$0	\$0	\$4,950,000
Manufacturing Facility V	\$3,640,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,640,000
Convenience Store	\$195,000	\$0	\$0	\$0	\$0	\$0	\$0	\$195,000
Restaurant I	\$180,000	\$0	\$0	\$0	\$0	\$0	\$0	\$180,000
Restaurant II, III, IV	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000
Office Buildings	\$1,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600,000
Residential Project	\$12,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$11,996,137
a. Annexation Agreements		\$0	\$0	\$0	\$0	\$3,863	\$3,863	
<b>SUBTOTAL</b>	<b>\$102,065,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,863</b>	<b>\$3,863</b>	<b>\$102,061,137</b>
<b>TAXING DISTRICT'S CAPITAL COSTS</b>								
	\$71,500,000							\$71,456,722
Other Taxing District Capital Costs		\$5,818	\$2,282	\$2,830	\$3,514	\$0	\$14,444	
Waltham Grade School District #185		\$288	\$355	\$246	\$312	\$647	\$1,848	
LaSalle Peru High School District #120		\$4,285	\$1,223	\$1,223	\$1,224	\$1,223	\$9,178	
Illinois Valley Community College		\$1,937	\$673	\$799	\$1,205	\$1,303	\$5,917	
Dimmick School District #175		\$0	\$624	\$709	\$1,139	\$1,182	\$3,654	
LaSalle County		\$2,740	\$925	\$1,087	\$1,689	\$1,796	\$8,237	
<b>SUBTOTAL</b>	<b>\$71,500,000</b>	<b>\$15,068</b>	<b>\$6,082</b>	<b>\$6,894</b>	<b>\$9,083</b>	<b>\$6,151</b>	<b>\$43,278</b>	<b>\$71,456,722</b>
<b>ADMINISTRATIVE/PROFESSIONAL</b>								
Administrative & Professional Services	\$805,000	\$24,711	\$6,041	\$5,306	\$5,571	\$5,475	\$47,104	\$757,896
<b>SUBTOTAL</b>	<b>\$805,000</b>	<b>\$24,711</b>	<b>\$6,041</b>	<b>\$5,306</b>	<b>\$5,571</b>	<b>\$5,475</b>	<b>\$47,104</b>	<b>\$757,896</b>
<b>GRAND TOTAL</b>	<b>\$238,870,000</b>	<b>\$45,504</b>	<b>\$12,123</b>	<b>\$12,200</b>	<b>\$14,654</b>	<b>\$15,489</b>	<b>\$99,970</b>	<b>\$238,770,030</b>

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

	FY 2007-2013	FY2014	FY2015	FY2016	FY2017	
Real Estate Tax Year:	n/a	2012	2013	2014	2015	
Taxes Payable in Calendar Year:	n/a	2013	2014	2015	2016	<b>Total</b>
Incremental EAV:	n/a	\$190,180	\$219,012	\$328,341	\$343,076	
<b>Total Real Estate Tax Increment:</b>	<b>\$42,247</b>	<b>\$15,699</b>	<b>\$18,492</b>	<b>\$28,888</b>	<b>\$30,510</b>	<b>\$135,836</b>

**Fig. 4. LaSalle Industrial Park TIF District Expenditures FY2007 to FY2017**



**Intergovernmental Agreements:**

1. Waltham Grade School District #185
2. LaSalle Peru High School District #120
3. Illinois Valley Community College
4. LaSalle County
5. Dimmick School District #175

## **LA SALLE INDUSTRIAL PARK TIF DISTRICT REDEVELOPMENT GOALS AND OBJECTIVES**

1. To eliminate or reduce those conditions which qualify the Redevelopment Project Area as an Industrial Park Conservation Area and a combination of Blighted and Conservation Areas and encourage industrial, commercial and residential development on underutilized property within the City limits pursuant to the City's Comprehensive Plan.
2. To extend and maintain infrastructure within the City, including: water and sewer lines; storm drains; streets, roads, intersections, sidewalks and other pedestrian right-of-ways; and other eligible public improvements.
3. To encourage new industrial and commercial development according to current land uses in order to enhance the tax base for the City and create new jobs for the La Salle community.
4. Expand the local employment opportunities within the City of La Salle and La Salle County.
5. To protect lands suitable for industrial use for possible future development through the use of zoning and other municipal powers.
6. To make the City of La Salle more attractive to industry and commerce through the use of incentives offered by Tax Increment Financing.
7. Encourage new residential development and, thereby, to increase the population and provide a housing mix which will allow for a broader choice of housing for all ages and income groups.
8. To further improve the quality of life, health and well being of the La Salle community.





