

**FY 2016
ANNUAL TAX INCREMENT FINANCE
REPORT**



**STATE OF ILLINOIS
COMPTROLLER
LESLIE GEISSLER MUNGER**

Name of Municipality: LaSalle Reporting Fiscal Year: 2016
 County: LaSalle Fiscal Year End: 4 / 30 /2016
 Unit Code: 050/035/30

TIF Administrator Contact Information			
First Name: <u>Thomas</u>	Last Name: <u>Jacob</u>		
Address: <u>1701 Clearwater Avenue</u>	Title: <u>Administrator</u>		
Telephone: <u>309-664-7777</u>	City: <u>Bloomington</u>	Zip: <u>61704</u>	
Mobile _____	E-mail- required <u>kjacob@tifillinois.com</u>		
Mobile Provider _____	Best way to contact <u>X</u> Email _____ Phone _____	<u>_____</u> Mobile _____	<u>_____</u> Mail _____

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of
LaSalle
 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.]

Thomas M. Jacob _____ 1-4-2017
 Written signature of TIF Administrator 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		
Name of Redevelopment Project Area	Date Designated	Date Terminated
LaSalle Community Partnership TIF District VIII	10/30/2012	

*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:	LaSalle Community Partnership TIF District VIII
Primary Use of Redevelopment Project Area*:	Combination/Mixed
If "Combination/Mixed" List Component Types:	Commercial & Light Industrial
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 _____

	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

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: LaSalle Community Partnership TIF District VIII

Fund Balance at Beginning of Reporting Period

\$ 8,237

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 14,214	\$ 37,307	45%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest		\$ 27	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 5,000	6%
Private Sources		\$ 40,000	49%
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

\$ 14,214

Cumulative Total Revenues/Cash Receipts

\$ 82,334 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 12,955

Distribution of Surplus

Total Expenditures/Disbursements

\$ 12,955

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS

\$ 1,259

FUND BALANCE, END OF REPORTING PERIOD*

\$ 9,496

* 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)

\$ (100,087,666)

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: LaSalle Community Partnership TIF District VIII

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

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Professional Services and costs	9,845	
		\$ 9,845
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly: property acquisition, building demolition, site preparation and environmental site improvement costs. Subsections (q)(2), (o)(2) and (o)(3)		
		\$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		

SECTION 3.2 A

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7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
		\$ -
8. Financing costs related to obligations issued by the municipality. Subsection (q) (6) and (o)(8)		
		\$ -
9. Approved taxing district's capital costs. Subsection (q)(7) and (o)(9)		
LaSalle Elementary School District #122	1,062	
Peru Elementary School District #124	20	
Illinois Valley Community College	546	
LaSalle County	765	
Dimmick School District	177	
Annexation Agreements	540	
		\$ 3,110
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		\$ -
12. Payments in lieu of taxes as defined in Subsections 11-74.43(m) and 11-74.6-10(k). Subsection (q)(9) and (o)(11)		
		\$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		\$ -

SECTION 3.2 A

PAGE 3

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 12,955

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: LaSalle Community Partnership TIF District VIII

FUND BALANCE, END OF REPORTING PERIOD

\$ 9,496

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

Total Amount Designated for Obligations

\$ - \$ -

2. Description of Project Costs to be Paid

Public Projects		\$ 36,865,036
Private Projects		\$ 41,040,000
Administrative Projects		\$ 900,386
Capital Costs		\$ 21,291,740

Total Amount Designated for Project Costs

\$ 100,097,162

TOTAL AMOUNT DESIGNATED

\$ 100,097,162

SURPLUS*/(DEFICIT)

\$ (100,087,666)

* 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: LaSalle Community Partnership TIF District VIII

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: LaSalle Community Partnership TIF District VIII

*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: ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below* 2

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	\$ -	\$ -	\$ 3,054,732
Ratio of Private/Public Investment	0		0

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE

Inman Electric Motors, Inc.

Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken			\$ 46,840
Ratio of Private/Public Investment	0		0

Project 2:

Unytite, Inc.

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			\$ 3,007,892
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 2016

TIF NAME: LaSalle Community Partnership TIF District VIII

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
2012	\$ 4,686,608	\$ 148,705

List all overlapping tax districts in the redevelopment project area.

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

____ 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:

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Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	

ATTACHMENT "B"



City of LaSalle

La Salle County, Illinois

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

Bus: 815-223-3765 Fax: 815-223-9508

www.lasalle-il.gov

Jeff Grove
Mayor
Cell: 815-488-4300
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, 2015 through April 30, 2016.

Signed the 30th day of December, 2016.



City of LaSalle, Illinois



January 3, 2017

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

RE: City of LaSalle
LaSalle Community Partnership Tax Increment Financing District
FY 2016

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,


Thomas N. Jacob

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 COMMUNITY PARTNERSHIP TIF DISTRICT

Fiscal Year 2016

Analysis of Annual Expenditures

	Year ended April 30, 2016	TOTAL EXPENDITURES
	Expenditure	2013-2016
I. Public Projects:		
1. Storm Water Control & Detention/Treatment	\$ 0	\$ 0
2. Water Tower/Treatment Facilities	\$ 0	\$ 0
3. Sanitary Sewer Lines & Lift Stations, Treatment	\$ 0	\$ 0
4. Street Widening/Extensions, Sidewalks, Lighting	\$ 0	\$ 0
5. Planning & Engineering, Legal, Other Professional	\$ 0	\$ 44,964
6. Property Acquisition, Rehab/Construct Public Bldg.	\$ 0	\$ 0
7. Sports Complex/Athletic Facility	\$ 0	\$ 0
8. Other Taxing District Capital Costs	\$ 540	\$ 1,663
a. LaSalle Elementary School District #122	\$ 1,062	\$ 2,884
b. Peru Elementary School District #124	\$ 20	\$ 37
c. LP Twp High School District #120	\$ 0	\$ 0
d. Illinois Valley Community College	\$ 546	\$ 1,470
e. LaSalle County	\$ 765	\$ 2,029
f. Dimmick	\$ 177	\$ 177
II. Private Projects:		
1. Commercial Business Projects I-III	\$ 0	\$ 0
2. Commercial/Retail/Hotel Projects I-II	\$ 0	\$ 0
3. Commercial Business Office Complex	\$ 0	\$ 0
4. Commercial Banking/Financial Services	\$ 0	\$ 0
5. Commercial/Retail Strip Development	\$ 0	\$ 0
6. Commercial General Merchandise	\$ 0	\$ 0
7. Commercial Entertainment/Theater	\$ 0	\$ 0
8. Convenience Store/Restuarant I	\$ 0	\$ 0
9. Restaurants II-IV	\$ 0	\$ 0
10. Motel/Hotel Project II	\$ 0	\$ 0
11. Commercial Rehabilitation/Renovations	\$ 0	\$ 0
a. Inman Electric Motors, Inc.	\$ 0	\$ 0
12. Industrial Projects I-V	\$ 0	\$ 0
a. Unytite, Inc.	\$ 0	\$ 0
13. Light Industrial/Commercial Projects I-V	\$ 0	\$ 0
14. Light Industrial Projects VI-VII	\$ 0	\$ 0
15. 2 Commercial/Retail Projects	\$ 0	\$ 0
16. 3 Light Industrial Projects	\$ 0	\$ 0
TOTAL	\$ 3,110	\$ 53,224
III. Administrative & Professional Services:		
Professional Services	\$ 0	\$ 0
TIF Administrative Fees & Costs	\$ 9,845	\$ 19,614
TOTAL	\$ 9,845	\$ 19,614
TOTAL EXPENDITURES	\$ 12,955	\$ 72,838

City of LaSalle
Community Partnership TIF District
Intergovernmental Agreements

ATTACHMENT M

1. LaSalle County

During the 2016 Fiscal Year, \$765 was paid from the TIF District to the County.

2. LaSalle Peru High School District #120

During the 2016 Fiscal Year, there were no payments made from the TIF District to the School District.

3. Illinois Valley Community College

During the 2016 Fiscal Year, \$546 was paid from the TIF District to the School District.

4. LaSalle Elementary School District #122

During the 2015 Fiscal Year, \$1,062 was paid from the TIF District to the School District.

5. Peru Elementary School District #124

During the 2016 Fiscal Year, \$20 was paid from the TIF District to the School District.

6. Dimmick School District #175

During the 2016 Fiscal Year, \$177 was paid from the TIF District to the School District.