

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 Community Partnership TIF District VIII

Primary Use of Redevelopment Project Area*: Combination/Mixed

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and 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
 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
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)] 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 the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement labeled Attachment I and Attachment J <u>MUST</u> be Yes	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)] If attachment I is yes, Analysis <u>MUST</u> be attached and labeled Attachment J	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) 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, 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		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)(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 VIII

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 9,496

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	\$ 81,670	\$ 118,977	73%
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	3%
Private Sources		\$ 40,000	24%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation by source \$ 81,670

Cumulative Total Revenues/Cash Receipts \$ 164,004 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 40,803

Distribution of Surplus

Total Expenditures/Disbursements \$ 40,803

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 40,867

FUND BALANCE, END OF REPORTING PERIOD* \$ 50,363

* 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 VIII

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

PAGE 1

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. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Professional Services and costs	5,231	

SECTION 3.2 A

7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
10. Capital costs.		
LaSalle Elementary School District #122	1,180	
Peru Elementary School District #124	23	
Illinois Valley Community College	3,580	
LaSalle County	4,933	
Dimmick	4,163	
		\$ 13,879
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

SECTION 3.2 A

PAGE 3

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

TOTAL ITEMIZED EXPENDITURES		\$ 40,803
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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 VIII

FUND BALANCE BY SOURCE **\$ 50,363**

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		\$ 41,018,307
Administrative Projects		\$ 895,155
Capital Costs		\$ 21,277,861

Total Amount Designated for Project Costs **\$ 100,056,359**

TOTAL AMOUNT DESIGNATED **\$ 100,056,359**

SURPLUS/(DEFICIT) **\$ (100,005,996)**

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 VIII

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
 X 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 VIII

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

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

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	\$ 20,418	\$ -	\$ 3,054,732
Ratio of Private/Public Investment	0		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: 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	\$ 20,418		\$ 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 2017

TIF NAME: LaSalle TIF 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	\$ 5,192,037

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:

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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

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, 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
LaSalle Community Partnership 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 COMMUNITY PARTNERSHIP TIF DISTRICT
Fiscal Year 2017
Analysis of Annual Expenditures

	Year ended April 30, 2017	TOTAL EXPENDITURES
	Expenditure	2013-2017
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	\$ 0	\$ 1,863
a. LaSalle Elementary School District #122	\$ 1,180	\$ 4,064
b. Peru Elementary School District #124	\$ 23	\$ 60
c. LP Twp High School District #120	\$ 0	\$ 0
d. Illinois Valley Community College	\$ 3,580	\$ 5,050
e. LaSalle County	\$ 4,933	\$ 6,962
f. Dimmick	\$ 4,163	\$ 4,340
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.	\$ 20,418	\$ 20,418
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
17. Annexation Agreements	\$ 1,275	\$ 1,275
TOTAL	\$ 35,572	\$ 88,796
III. Administrative & Professional Services:		
Professional Services	\$ 5,231	\$ 5,231
TIF Administrative Fees & Costs	\$ 0	\$ 19,614
TOTAL	\$ 5,231	\$ 24,845
TOTAL EXPENDITURES	\$ 40,803	\$ 113,641

ATTACHMENT "K"

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

	<u>Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
REVENUES			
Taxes:			
Property tax	\$ 81,659	\$ 81,670	\$ 11
Sales tax	-	-	-
Contributions	-	-	-
Interest	-	-	-
	<u>81,659</u>	<u>81,670</u>	<u>11</u>
EXPENDITURES			
General government:			
Legal fees	6,741	5,231	1,510
Payments to developer	24,330	20,418	3,912
Engineering fees	-	-	-
Capital outlay:			
Forcemain sewers/sanitary sewer	-	-	-
Other	-	-	-
Tax refunds, other	6,831	6,231	600
Tax refunds, schools	-	-	-
Intergovernment agreements	8,946	8,923	23
Administrative fees and costs	-	-	-
Annexations	-	-	-
	<u>46,848</u>	<u>40,803</u>	<u>6,045</u>
Debt service:			
Principal payments	-	-	-
Interest payments	-	-	-
Bank charges	-	-	-
Fiscal agent fees	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>46,848</u>	<u>40,803</u>	<u>6,045</u>
Excess of revenues over expenditures	34,811	40,867	6,056
OTHER FINANCING USES			
Operating transfers in	-	-	-
Bond proceeds	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenues and other financing sources over expenditures	<u>\$ 34,811</u>	<u>40,867</u>	<u>\$ 6,056</u>
FUND BALANCE, BEGINNING OF YEAR		<u>9,496</u>	
FUND BALANCE, END OF YEAR		<u>\$ 50,363</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
Community Partnership TIF District
Intergovernmental Agreements

ATTACHMENT M

1. LaSalle County

During the 2017 Fiscal Year, \$4,933 was paid from the TIF District to the County.

2. LaSalle Peru High School District #120

During the 2017 Fiscal Year, there were no payments made from the TIF District to the School District.

3. Illinois Valley Community College

During the 2017 Fiscal Year, \$3,580 was paid from the TIF District to the School District.

4. LaSalle Elementary School District #122

During the 2017 Fiscal Year, \$1,180 was paid from the TIF District to the School District.

5. Peru Elementary School District #124

During the 2017 Fiscal Year, \$23 was paid from the TIF District to the School District.

6. Dimmick School District #175

During the 2017 Fiscal Year, \$4,163 was paid from the TIF District to the School District.