

**CITY OF LA SALLE**  
**Community Partnership**  
**Tax Increment Financing**  
**District VIII**  
**FY 2017 Summary**

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**LaSalle Community Partnership TIF District VIII- FY2017 Overview**

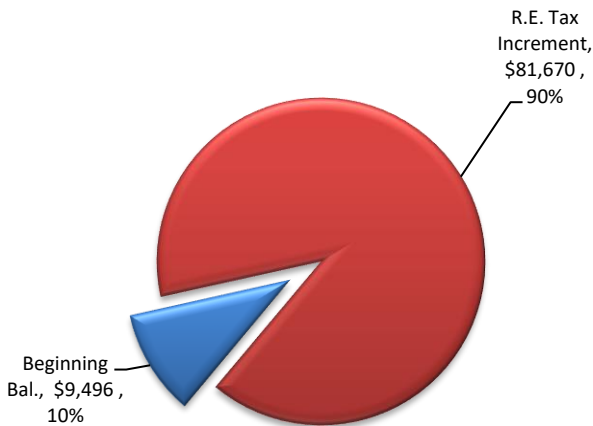
Established in 2012 and amended in 2013, the LaSalle Community Partnership TIF District VIII Redevelopment Project Area (the “Area”) was established to redevelop property that is currently underutilized for commercial and light industrial redevelopment. The Redevelopment Plan will allow the City to alleviate and/or remove blighted conditions such as the lack of public infrastructure. The area includes LaSalle-Peru High School’s new LP Sports Complex. LaSalle-Peru School District issued a Bond which is being paid by increment shared by the City under an intergovernmental agreement. The property could not otherwise be reasonably expected to be further developed without the use of tax increment financing.

For Fiscal Year 2017, (beginning May 1, 2016 and ending April 30, 2017), the LaSalle Community Partnership TIF District VIII Special Fund (the “TIF Fund”) had a beginning balance of \$9,496. With deposits in the amount of \$81,670, the total amount available in the TIF Fund during FY2017 was \$91,166. The Source of funds was from Real Estate Tax Increment (\$81,670).

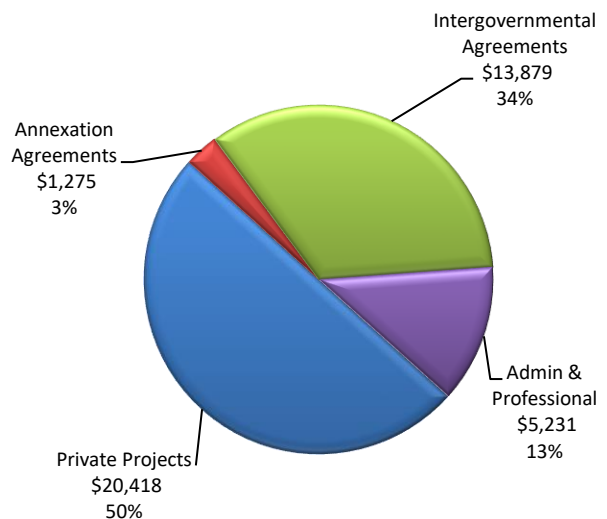
The total public and private TIF eligible project costs expended from the TIF Fund during FY2017 amounted to \$40,803 and included those categories of funds shown in Figure 2 below.

The ending balance of the Community Partnership TIF District VIII Special Fund as of April 30, 2017, was \$50,363. The real estate tax increment generated by Community Partnership TIF District VIII for FY2018 is estimated at \$102,853.

**Fig. 1. LaSalle Community Partnership TIF District Revenues (FY2017)**



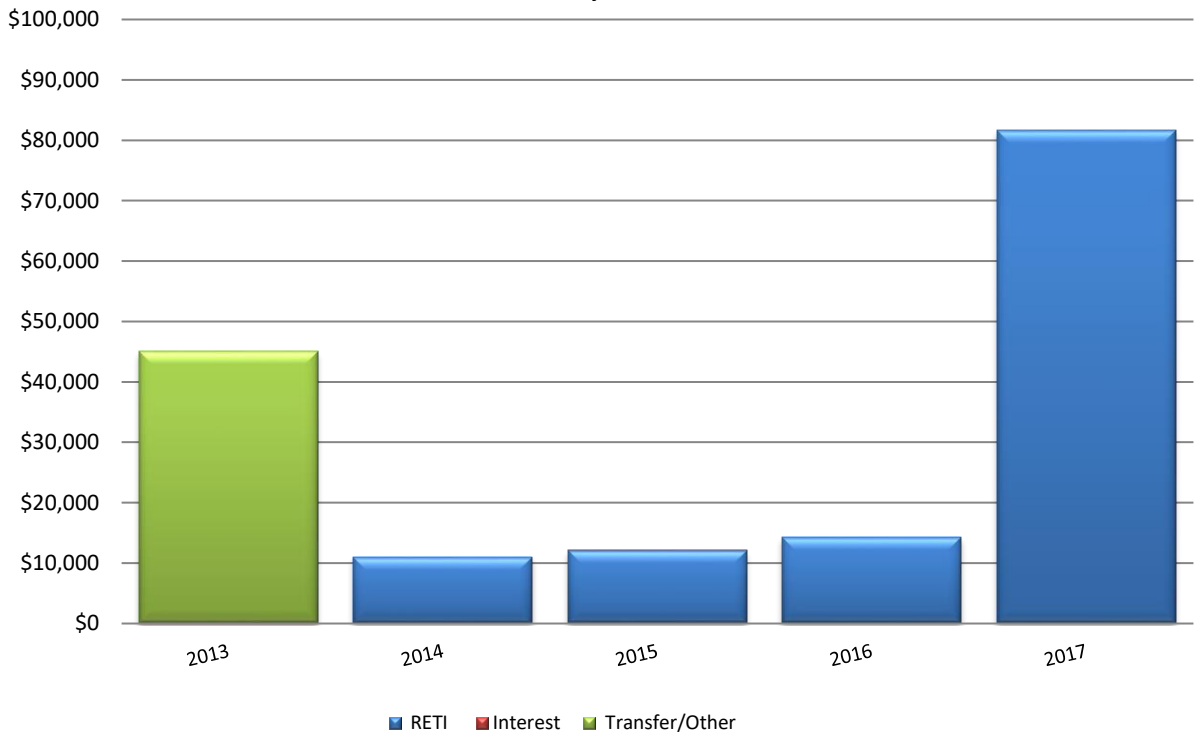
**Fig. 2. LaSalle Community Partnership TIF District Expenditures (FY2017)**



**LaSalle Community Partnership TIF District VIII Facts At-A-Glance, FY2017**

Established.....	2012
Ends .....	Tax Year 2035 Payable 2036
Base Tax Year .....	2011
TIF Base EAV .....	\$4,686,608
Tax Yr. 2015 Net Taxable EAV .....	\$5,192,037
Tax Yr. 2015 RE Tax Increment.....	\$30,510
Total Obligations in TIF Plan.....	\$100,170,000
Total Expenditures to Date.....	\$113,641
Remaining Obligations.....	\$100,056,359

**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: \$4,686,608

**TABLE 1. FINANCIAL SUMMARY**

PROJECT TYPE	Original Anticipated Obligations Per TIF Rev. Plan						CUMULATIVE RESULTS	
		FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	Cumulative Expenditures	Remaining Obligations
<b>PUBLIC PROJECTS</b>								
Strom Water Control & Detention/Treatment	\$4,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$4,700,000
Water Tower/Treatment Facilities	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000
Sanitary Sewer Lines & Lift Station, Treatment	\$4,110,000	\$0	\$0	\$0	\$0	\$0	\$0	\$4,110,000
Street Widening/Extension, Sidewalks, Lighting	\$9,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$9,500,000
Planning & Engineering, Legal, Professional	\$3,000,000	\$44,964	\$0	\$0	\$0	\$0	\$44,964	\$2,955,036
Property Acquisition, Building Rehab/Construct	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500,000
Sports Complex/Athletic Facility	\$8,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$8,100,000
<b>SUBTOTAL</b>	<b>\$36,910,000</b>	<b>\$44,964</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$44,964</b>	<b>\$36,865,036</b>
<b>PRIVATE PROJECTS</b>								
Commercial Business Projects I, II, III	\$2,698,725	\$0	\$0	\$0	\$0	\$0	\$0	\$2,698,725
Commercial/Retail/Hotel Projects I & II	\$6,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000,000
Commercial Business Office Complex	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000
Commercial Banking/Financial Services	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000
Commercial/Retail Strip Development	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000
Commercial General Merchandise	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$600,000
Commercial Entertainment/Theater	\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000,000
Convenience Store/Restaurant I	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000
Restaurant II, III, IV	\$510,000	\$0	\$0	\$0	\$0	\$0	\$0	\$510,000
Motel/Hotel Project II	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500,000
Commercial Rehabilitation/Renovations	\$1,753,160	\$0	\$0	\$0	\$0	\$0	\$0	\$1,753,160
a. Inman Electric Motor, Inc.	\$46,840	\$0	\$0	\$0	\$0	\$0	\$0	\$46,840
Industrial Projects I, II, III, IV, V	\$3,742,108	\$0	\$0	\$0	\$0	\$0	\$0	\$3,742,108
a. Unyite, Inc. LaSalle Plant	\$3,007,892	\$0	\$0	\$0	\$0	\$20,418	\$20,418	\$2,987,474
Light Industrial/Commercial Projects I-V	\$2,270,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,270,000
Light Industrial/Commercial Projects VI & VII	\$2,160,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,160,000
2 Commercial/Retail Projects	\$5,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,600,000
3 Light Industrial Projects	\$6,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$6,250,000
Annexation Agreements	\$1,275	\$0	\$0	\$0	\$0	\$1,275	\$1,275	\$0
<b>SUBTOTAL</b>	<b>\$41,040,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,693</b>	<b>\$21,693</b>	<b>\$41,018,307</b>
<b>TAXING DISTRICT'S CAPITAL COSTS</b>								
Other Taxing District Capital Costs	\$21,300,000	\$0	\$483	\$640	\$540	\$0	\$1,663	\$21,277,861
LaSalle Elementary School District #122		\$0	\$944	\$878	\$1,062	\$1,180	\$4,064	
Peru Elementary School District #124		\$0	\$5	\$12	\$20	\$23	\$60	
Illinois Valley Community College		\$0	\$437	\$487	\$546	\$3,580	\$5,050	
LaSalle Peru High School District #120		\$0	\$0	\$0	\$0	\$0	\$0	
LaSalle County		\$0	\$603	\$661	\$765	\$4,933	\$6,962	
Dimmick School District #175		\$0	\$0	\$0	\$177	\$4,163	\$4,340	
<b>SUBTOTAL</b>	<b>\$21,300,000</b>	<b>\$0</b>	<b>\$2,472</b>	<b>\$2,678</b>	<b>\$3,110</b>	<b>\$13,879</b>	<b>\$22,139</b>	<b>\$21,277,861</b>
<b>ADMINISTRATIVE/PROFESSIONAL</b>								
Administrative & Professional Services	\$920,000	\$0	\$2,475	\$7,294	\$9,845	\$5,231	\$24,845	\$895,155
<b>SUBTOTAL</b>	<b>\$920,000</b>	<b>\$0</b>	<b>\$2,475</b>	<b>\$7,294</b>	<b>\$9,845</b>	<b>\$5,231</b>	<b>\$24,845</b>	<b>\$895,155</b>
<b>GRAND TOTAL</b>	<b>\$100,170,000</b>	<b>\$44,964</b>	<b>\$4,947</b>	<b>\$9,972</b>	<b>\$12,955</b>	<b>\$40,803</b>	<b>\$113,641</b>	<b>\$100,056,359</b>

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

	FY2013	FY2014	FY2015	FY2016	FY2017	
Real Estate Tax Year:	2011	2012	2013	2014	2015	
Taxes Payable in Calendar Year:	2012	2013	2014	2015	2016	<b>Total</b>
<b>Incremental EAV:</b>	<b>n/a</b>	<b>\$123,860</b>	<b>\$133,181</b>	<b>\$148,705</b>	<b>\$942,610</b>	
<b>Total Real Estate Tax Increment:</b>	<b>\$0</b>	<b>\$11,048</b>	<b>\$12,045</b>	<b>\$14,214</b>	<b>\$81,670</b>	<b>\$118,977</b>

CITY OF LaSALLE  
LaSALLE COMMUNITY PARTNERSHIP TIF DISTRICT  
FIRST AMENDMENT

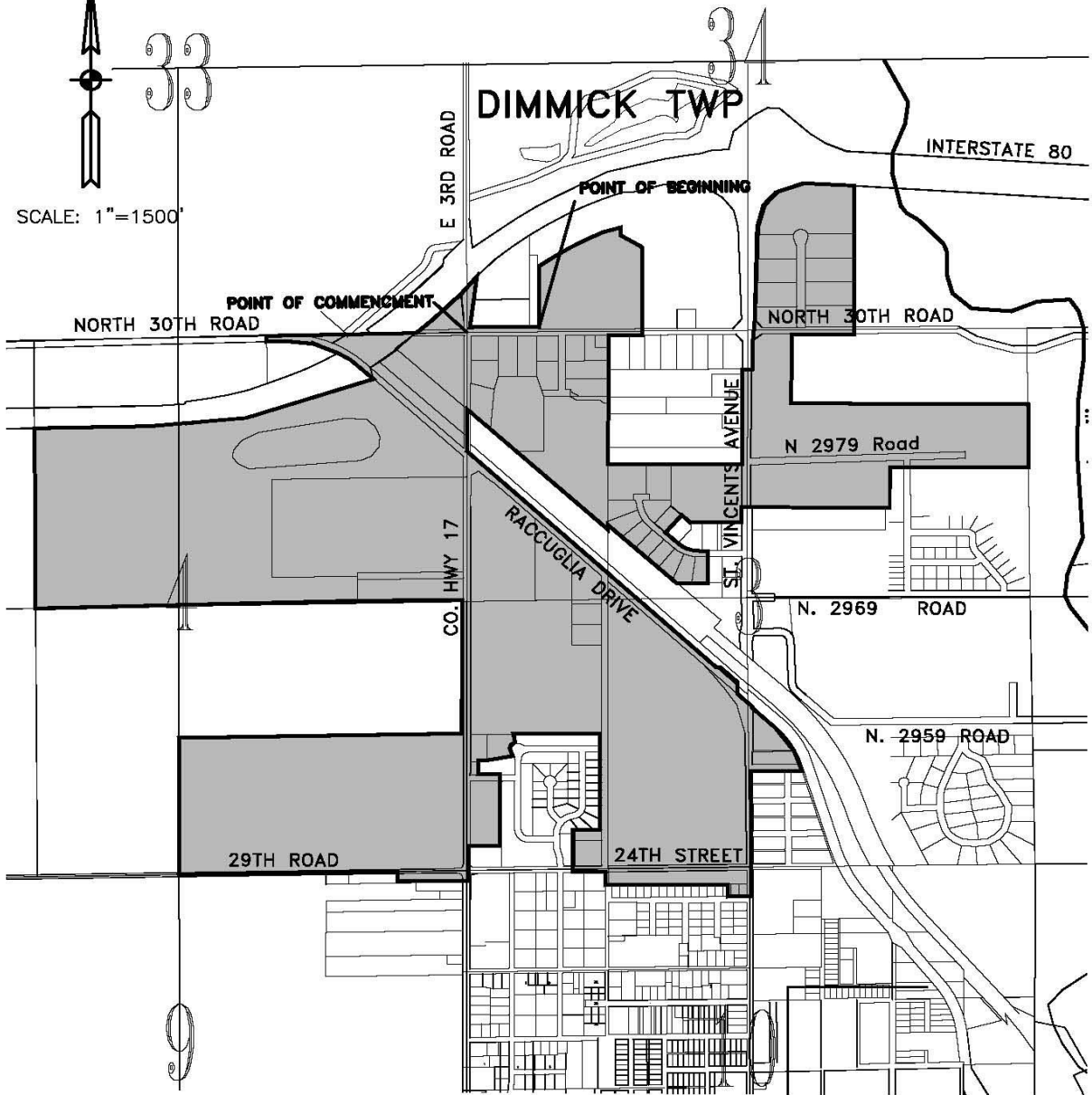


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DIMMICK TWP

SCALE: 1"=1500'



PROPOSED TIF DISTRICT



AMENDED T.I.F. AREA

12-305