



**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]  
FY 2018**

**Name of Redevelopment Project Area (below):**  
  
**LaSalle TIF District II**

**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, Industrial, Residential

**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** \_\_\_\_\_

**Please utilize the information below to properly label the Attachments.**

	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). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).</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, then 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 the 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 2018**

**LaSalle TIF District II**

**TIF NAME:**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 1,104,221

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	\$ 150,361	\$ 2,108,188	39%
State Sales Tax Increment			0%
Local Sales Tax Increment		\$ 2,197,355	41%
State Utility Tax Increment			0%
Local Utility Tax Increment		\$ 6,241	0%
Interest		\$ 50,519	1%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 500,000	9%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 491,386	9%

**All Amount Deposited in Special Tax Allocation Fund** \$ 150,361

**Cumulative Total Revenues/Cash Receipts** \$ 5,353,689 100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** \$ 60,656

**Transfers to Municipal Sources**  

**Distribution of Surplus**  

**Total Expenditures/Disbursements** \$ 60,656

**Net/Income/Cash Receipts Over/(Under) Cash Disbursements** \$ 89,705

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 1,193,926

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









**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 2018

TIF NAME:

LaSalle TIF District II

FUND BALANCE BY SOURCE

\$ 1,193,926

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		
Series 2003 Revenue Bond	\$ 500,000	\$ -

<b>Total Amount Designated for Obligations</b>	\$ 500,000	\$ -
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**2. Description of Project Costs to be Paid**

Public Projects		\$ 561,923
Private Projects		\$ 18,740,000
Capital Costs		\$ 183,352
Administrative Projects and costs		\$ 1,501,437

<b>Total Amount Designated for Project Costs</b>	\$ 20,986,712
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<b>TOTAL AMOUNT DESIGNATED</b>	\$ 20,986,712
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<b>SURPLUS/(DEFICIT)</b>	\$ (19,792,786)
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**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

**FY 2018**

**TIF NAME:**

**LaSalle TIF District II**

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

**X**

**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)**

**FY 2018**

**TIF Name: LaSalle TIF District II**

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.	
2. The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
<b>2a.</b> The number of projects undertaken by the municipality within the Redevelopment Project Area:	1

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

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
<b>TOTAL:</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ 882,000
Ratio of Private/Public Investment	0		0

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Central Illinois Trucks, Inc.**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ -		\$ 882,000
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

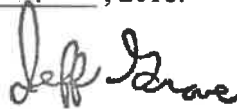


**ATTACHMENT "B"**

**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, 2017 through April 30, 2018.

Signed the 12<sup>th</sup> day of DECEMBER, 2018.



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City of LaSalle, Illinois

JACOB  KLEIN<sup>LTD</sup>  
*Attorneys at Law*

December 12, 2018

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

RE: City of LaSalle  
Tax Increment Financing District II (351 & I-80)  
FY 2018

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, *Of Counsel*  
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

**LA SALLE TIF DISTRICT II**  
**Fiscal Year 2018**  
**Analysis of Annual Expenditures**

	Year ended	TOTAL
	April 30, 2018	EXPENDITURES
	Expenditure	1996 to 2018
<b>I. Public Projects:</b>		
Tax refunds	\$ 0	\$ 102,644
Capital Outlays	\$ 0	\$ 0
Water Main	\$ 0	\$ 300
Street Construction & Improvement	\$ 0	\$ 195,367
Sanitary Sewer	\$ 0	\$ 0
Site Work	\$ 0	\$ 0
Storm Sewer	\$ 0	\$ 0
Street, Water, Sewer Retention	\$ 0	\$ 271,616
Sewer & Water Extension	\$ 0	\$ 204,894
Tornado Emergency Infrastructure	\$ 0	\$ 0
Public Projects TIF I	\$ 0	\$ 292,854
Municipal Transfers	\$ 0	\$ 245,000
<b>II. Private Projects:</b>		
Northern Illinois Mack/Pohar		
a. Infrastructure	\$ 0	\$ 570,152
b. Principal and Interest	\$ 0	\$ 291,002
Bond Principal	\$ 0	\$ 500,000
Bond Interest	\$ 0	\$ 42,367
Flying J	\$ 0	\$ 0
Apartment Complex	\$ 0	\$ 0
Commercial & Industrial Projects	\$ 0	\$ 0
Central Illinois Trucks, Inc.	\$ 0	\$ 0
<b>TOTAL</b>	<b>\$ 0</b>	<b>\$ 2,716,196</b>
<b>III. Taxing District's Capital Costs:</b>		
LaSalle Grade School	\$ 191	\$ 16,907
LP High School	\$ 11,456	\$ 206,505
Illinois Valley Community College	\$ 6,156	\$ 106,120
Dimmick Grade School	\$ 27,342	\$ 411,678
Other District's Capital Costs	\$ 0	\$ 25,438
<b>TOTAL</b>	<b>\$ 45,145</b>	<b>\$ 766,648</b>
<b>IV. Administrative &amp; Professional Services</b>		
Professional Fees	\$ 15,511	\$ 508,698
Miscellaneous	\$ 0	\$ 12,221
City Services	\$ 0	\$ 156,000
<b>TOTAL</b>	<b>\$ 15,511</b>	<b>\$ 676,919</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 60,656</b>	<b>\$ 4,159,763</b>

**ATTACHMENT "K"**

**CITY OF LASALLE, ILLINOIS  
TAX INCREMENT FINANCING II/SPECIAL TAX ALLOCATION FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
BUDGET AND ACTUAL  
Year Ended April 30, 2018**

	<b>Budget</b>	<b>Actual</b>	<b>Variance Favorable (Unfavorable)</b>
<b>REVENUES</b>			
Taxes:			
Property tax	\$ 150,299	\$ 150,361	\$ 62
Utility tax	-	-	-
Sales tax	-	-	-
Interest	-	-	-
Total revenues	150,299	150,361	62
<b>EXPENDITURES</b>			
General government:			
Legal	15,511	15,511	-
Payments to developer	-	-	-
Engineering services	-	-	-
Capital improvements, other	89,643	-	89,643
City service expense reimbursement	-	-	-
Tax refunds	-	-	-
Intergovernment agreements	45,145	45,145	-
Contingency	-	-	-
	150,299	60,656	89,643
Debt service:			
Principal payments	-	-	-
Interest payments	-	-	-
Fiscal agent fees	-	-	-
	-	-	-
Total expenditures	150,299	60,656	89,643
Excess (deficiency) of revenues over expenditures	\$ -	89,705	\$ 89,705
<b>OTHER FINANCING SOURCES (USES)</b>			
Operating transfers in	-	-	-
Operating transfers out	-	-	-
Bond proceeds	-	-	-
Total other financing sources (uses)	-	-	-
Excess (deficiency) of revenues and other financing sources over expenditures	\$ -	89,705	\$ 89,705
<b>FUND BALANCE, BEGINNING OF YEAR</b>		1,104,221	
<b>FUND BALANCE, END OF YEAR</b>		\$ 1,193,926	

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, 2018, and have issued our report thereon dated November 19, 2018.

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  
November 19, 2018



City of LaSalle  
TIF District II  
Intergovernmental Agreements

ATTACHMENT M

1. LaSalle Grade School District #122

During the 2018 Fiscal Year, \$191 was paid from the TIF District to the School District.

2. Dimmick Grade School District #175

During the 2018 Fiscal Year, \$27,342 was paid from the TIF District to the School District.

3. LaSalle Peru High School District #120

During the 2018 Fiscal Year, \$11,456 was paid from the TIF District to the School District.

4. Illinois Valley Community College

During the 2018 Fiscal Year, \$6,156 was paid from the TIF District to the School District.