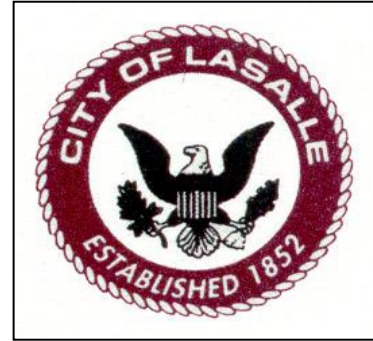


CITY OF LA SALLE
Community Partnership
Tax Increment Financing
District VIII
FY 2018 Summary

745 Second St., LaSalle, IL 61301 Ph: (815) 223-3755



LaSalle Community Partnership TIF District VIII- FY2018 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 2018, (beginning May 1, 2017 and ending April 30, 2018), the LaSalle Community Partnership TIF District VIII Special Fund (the “TIF Fund”) had a beginning balance of \$50,363. With deposits in the amount of \$102,895, the total amount available in the TIF Fund during FY2018 was \$153,258. The Source of funds was from Real Estate Tax Increment (\$102,895).

The total public and private TIF eligible project costs expended from the TIF Fund during FY2018 amounted to \$50,276 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, 2018, was \$102,982. The real estate tax increment generated by Community Partnership TIF District VIII for FY2019 is estimated at \$103,044.

Fig. 1. LaSalle Community Partnership TIF District Revenues (FY2018)

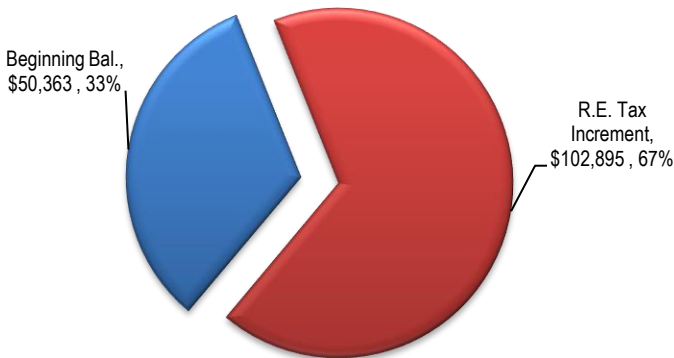
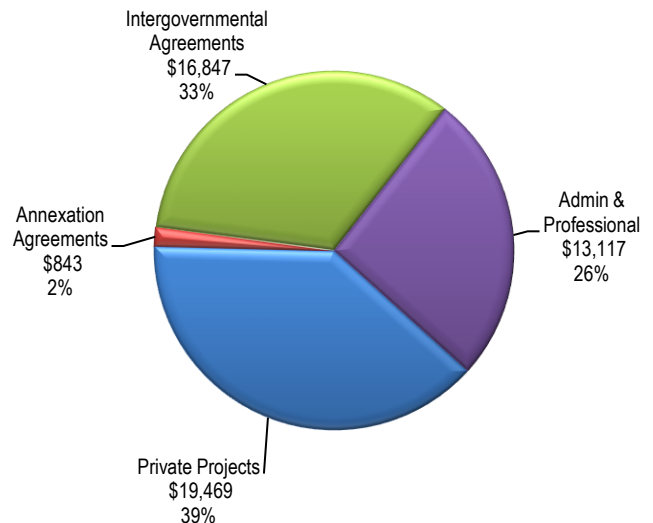


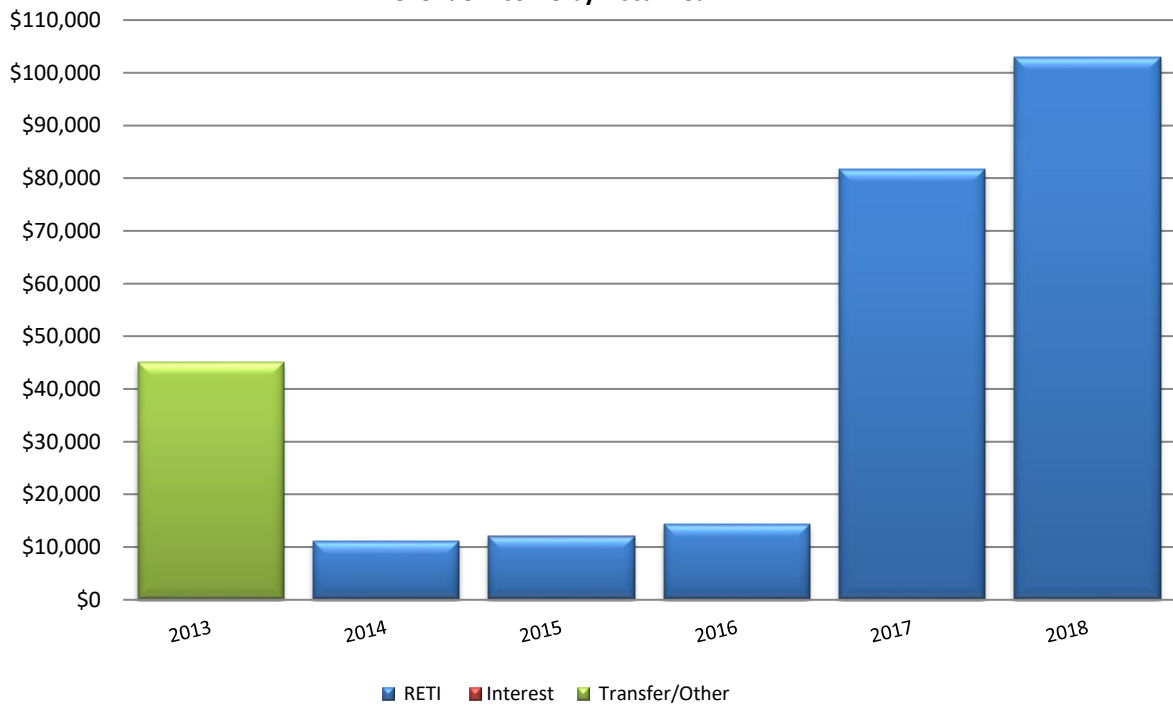
Fig. 2. LaSalle Community Partnership TIF District Expenditures (FY2018)



LaSalle Community Partnership TIF District VIII Facts At-A-Glance, FY2018

Established.....	2012
Ends	Tax Year 2035 Payable 2036
Base Tax Year	2011
TIF Base EAV	\$4,686,608
Tax Yr. 2016 Net Taxable EAV	\$5,335,430
Tax Yr. 2016 RE Tax Increment.....	\$102,895
Total Obligations in TIF Plan.....	\$100,170,000
Total Expenditures to Date.....	\$163,917
Remaining Obligations.....	\$100,006,083

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 Re dev. Plan						CUMULATIVE RESULTS	
		FY 2013- 2014	FY 2015	FY 2016	FY 2017	FY 2018	Cumulative Expenditures	Remaining Obligations
PUBLIC PROJECTS								
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
SUBTOTAL	\$36,910,000	\$44,964	\$0	\$0	\$0	\$0	\$44,964	\$36,865,036
PRIVATE PROJECTS								
Commercial Business Projects I, II, III	\$2,507,882	\$0	\$0	\$0	\$0	\$0	\$0	\$2,507,882
a. JJR Next Level Training and Fitness, LLC	\$190,000	\$0	\$0	\$0	\$0	\$0	\$0	\$190,000
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. Unytite, Inc. LaSalle Plant	\$3,007,892	\$0	\$0	\$0	\$20,418	\$19,469	\$39,887	\$2,968,005
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	\$2,118	\$0	\$0	\$0	\$1,275	\$843	\$2,118	\$0
SUBTOTAL	\$41,040,000	\$0	\$0	\$0	\$21,693	\$20,312	\$42,005	\$40,997,995
TAXING DISTRICT'S CAPITAL COSTS								
	\$21,300,000							\$21,261,014
Other Taxing District Capital Costs		\$483	\$640	\$540	\$0	\$0	\$1,663	
LaSalle Elementary School District #122		\$944	\$878	\$1,062	\$1,180	\$2,815	\$6,879	
Peru Elementary School District #124		\$5	\$12	\$20	\$23	\$40	\$100	
Illinois Valley Community College		\$437	\$487	\$546	\$3,580	\$4,064	\$9,114	
LaSalle Peru High School District #120		\$0	\$0	\$0	\$0	\$0	\$0	
LaSalle County		\$603	\$661	\$765	\$4,933	\$5,813	\$12,775	
Dimmick School District #175		\$0	\$0	\$177	\$4,163	\$4,115	\$8,455	
SUBTOTAL	\$21,300,000	\$2,472	\$2,678	\$3,110	\$13,879	\$16,847	\$38,986	\$21,261,014
ADMINISTRATIVE/PROFESSIONAL								
Administrative & Professional Services	\$920,000	\$2,475	\$7,294	\$9,845	\$5,231	\$13,117	\$37,962	\$882,038
SUBTOTAL	\$920,000	\$2,475	\$7,294	\$9,845	\$5,231	\$13,117	\$37,962	\$882,038
GRAND TOTAL	\$100,170,000	\$49,911	\$9,972	\$12,955	\$40,803	\$50,276	\$163,917	\$100,006,083

TABLE 2. LASALLE INDUSTRIAL PARK TIF DISTRICT SUMMARY STATISTICS

	FY2013-2014	FY2015	FY2016	FY2017	FY2018	
Real Estate Tax Year:	2011	2013	2014	2015	2016	
Taxes Payable in Calendar Year:	2012	2014	2015	2016	2017	Total
Incremental EAV:	n/a	\$133,181	\$148,705	\$942,610	\$1,102,742	
Total Real Estate Tax Increment:	\$11,048	\$12,045	\$14,214	\$81,670	\$102,895	\$221,872

REDEVELOPMENT AGREEMENT EXECUTED DURING FY 2018

CITY OF LA SALLE COMMUNITY PARTNERSHIP TIF DISTRICT

JJR NEXT LEVEL TRAINING AND FITNESS, LLC

Date of Agreement: April 9, 2018

- Project:** Construct and operate an athletic training and fitness center located at 14 Gunia Drive.
- Developer:** JJR Next Level Training and Fitness, LLC
Attn: J.J. (Jimmy) Raffelson, President
2972 East 419th Road
LaSalle, IL 61301
Ph: (847) 989-4620
- Description:** **50%** of the **net real estate tax increment** generated by Developer's project shall be deposited into the "*JJR Next Level Training and Fitness, LLC Special Account*", commencing with tax year 2019 payable 2020, and continuing for the remaining life of the TIF District, tax year 2035 payable 2036.
- "Net" increment is defined as annual real estate tax increment derived from Developer's project after payment of a proportionate amount of (a) administrative fees and costs and payments pursuant to any Intergovernmental Agreements in this TIF District.
- Term:** Agreement shall expire upon current expiration of the TIF District, tax year 2035 payable 2036, or sooner if Developer files for bankruptcy or otherwise becomes insolvent, Property becomes subject of foreclosure proceedings, or Developer has received all incentives included herein.
- Parcel:** 18-03-126-001
- Eligible Costs:** Total Eligible Project Costs not to exceed **\$190,000**.

CITY OF LaSALLE
LaSALLE COMMUNITY PARTNERSHIP TIF DISTRICT
FIRST AMENDMENT

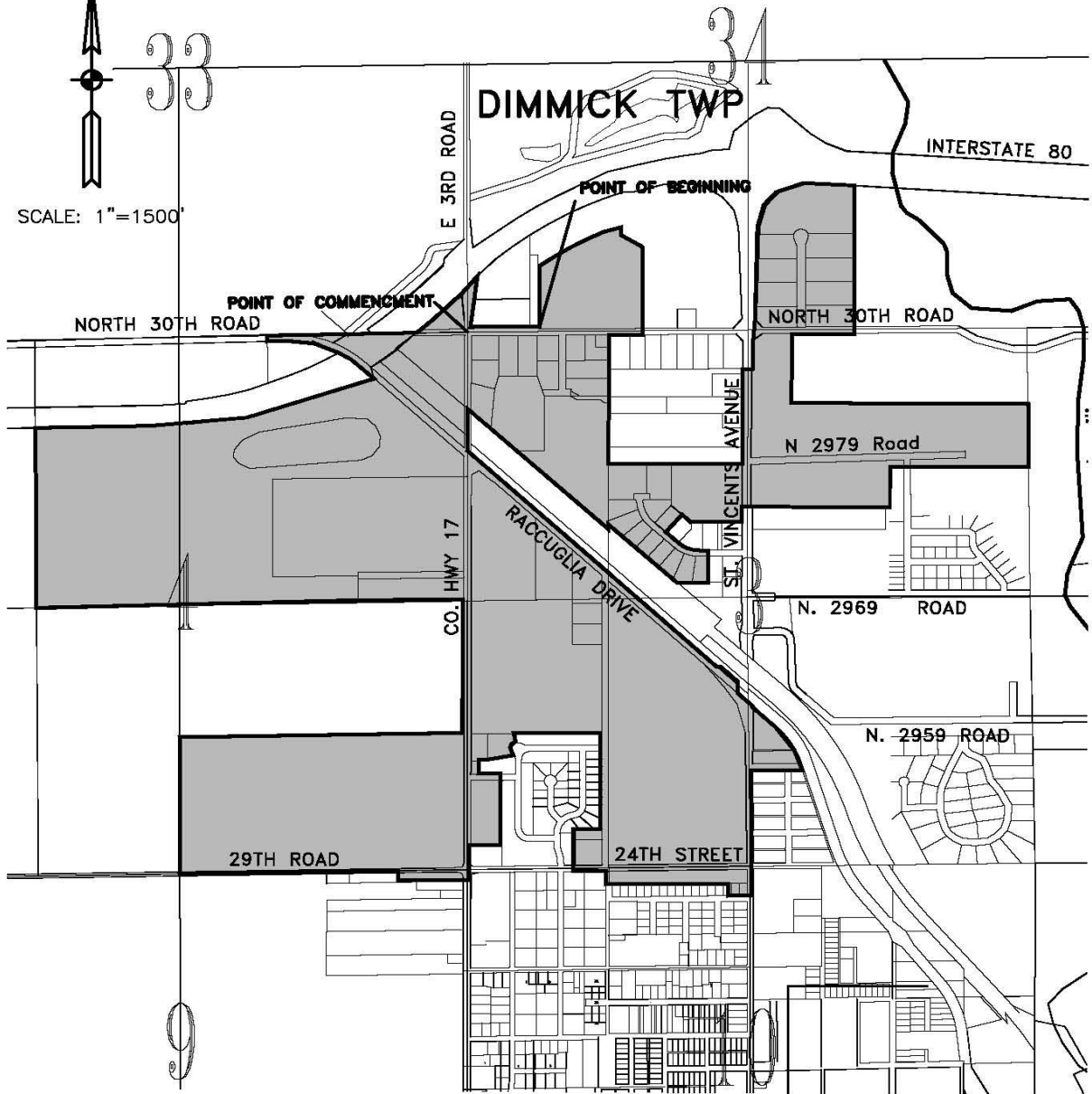


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DIMMICK TWP

SCALE: 1"=1500'



PROPOSED TIF DISTRICT



AMENDED T.I.F. AREA

12-305