

STATE OF ILLINOIS
COMPTROLLER
LESLIE GEISSLER MUNGER

Name of Municipality:	<u>United City of Yorkville</u>	Reporting Fiscal Year:	2015
County:	<u>Kendall</u>	Fiscal Year End:	04 / 30 / 2015
Unit Code:	<u>047/035/30</u>		

TIF Administrator Contact Information

First Name:	Rob	Last Name:	Fredrickson
Address:	800 Game Farm Road	Title:	Finance Director
Telephone:	630-553-8534	City:	Yorkville
		Zip:	60560
Mobile	815-274-9223	E-mail-required	rfredrickson@yorkville.il.us
Mobile Provider	Verizon	Best way to contact	<input checked="" type="checkbox"/> x Email <input type="checkbox"/> Mobile
			<input type="checkbox"/> Phone <input type="checkbox"/> Mail

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

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.]

Written signature of TIF Administrator

11/6/2015
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[illegible]

*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 2015

Name of Redevelopment Project Area:	Downtown Yorkville
Primary Use of Redevelopment Project Area*:	Commercial
If "Combination/Mixed" List Component Types:	
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 <input type="checkbox"/>

	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 in FY 2010, 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 of the intergovernmental agreements labeled Attachment M	x	

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

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 2015****TIF NAME: Downtown Yorkville**

Fund Balance at Beginning of Reporting Period

\$ 231,529

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 60,027	\$ 490,886	99%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 4	\$ 608	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Miscellaneous Income	\$ 187	\$ 3,922	1%

*must be completed where current or prior year(s) have reported funds

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period

\$ 60,218

Cumulative Total Revenues/Cash Receipts

\$ 495,416 100%

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

\$ 52,651

Distribution of Surplus**Total Expenditures/Disbursements**

\$ 52,651

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

\$ 7,567

FUND BALANCE, END OF REPORTING PERIOD*

\$ 239,096

* 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)

\$ (781,733)

SECTION 3.2 A		
PAGE 2		
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)		
		\$ -
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)		
Developer Incentive	16,196	
		\$ 16,196
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		\$ 52,651

FY 2015

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

[illegible]

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 2015

TIF NAME: Downtown Yorkville

FUND BALANCE, END OF REPORTING PERIOD \$ 239,096

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		

Total Amount Designated for Obligations \$ - \$ -

2. Description of Project Costs to be Paid

IL Route 47 Expansion		\$ 200,000
Imperial Investments Redevelopment Phase 1 (est.)		\$ 820,829

Total Amount Designated for Project Costs \$ 1,020,829

TOTAL AMOUNT DESIGNATED \$ 1,020,829

SURPLUS*/(DEFICIT) \$ (781,733)

* 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 2015

TIF NAME: Downtown Yorkville

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 2015

TIF NAME: Downtown Yorkville

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES

Check here if <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area: _____			
<u>ENTER</u> total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*. _____1_____			
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 8,000,000	\$ -	\$ 8,000,000
Public Investment Undertaken	\$ 52,574	\$ 792,318	\$ 844,892
Ratio of Private/Public Investment	152 1/6		9 15/32

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

Landscaping			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 24,063	\$ -	\$ 24,063
Ratio of Private/Public Investment	0		0

Project 2:

Imperial Investments - Phase 1 est.			
Private Investment Undertaken (See Instructions)	\$ 8,000,000	\$ -	\$ 8,000,000
Public Investment Undertaken	\$ 28,511	\$ 792,318	\$ 820,829
Ratio of Private/Public Investment	280 54/91		9 50/67

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

Project 7:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 8:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 9:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 10:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 11:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 14:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 15:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 16:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 17:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 18:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 19:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 20:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 21:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 22:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 23:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 24:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 25:			
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 2015

TIF NAME: Downtown Yorkville

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
6/13/2005	\$ 5,745,902	\$ 6,257,969

List all overlapping tax districts in the redevelopment project area.

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

☐ x ☐ 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:

--

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




United City of Yorkville

800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4350
www.yorkville.il.us

CERTIFICATION OF CHIEF EXECUTIVE OFFICER

I, Gary J. Golinski, Mayor of the United City of Yorkville, Kendall County, Illinois, certify that the City has complied with all of the requirements of the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 *et seq.* during the fiscal year ending April 30, 2015, in connection with the administration of the Downtown Tax Increment Financing District.



Gary J. Golinski, Mayor

LAW OFFICE
KATHLEEN FIELD ORR & ASSOCIATES
53 West Jackson Blvd.
Suite 964
Chicago, Illinois 60604
(312)382-2113
(312)382-2127 facsimile

KATHLEEN FIELD ORR
kfo@kfoassoc.com

October 27, 2015

Leslie Geissler Munger, State Comptroller
Office of the State Comptroller
Local Government Division
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601-3252

***Re: Downtown Tax Increment Finance Redevelopment Project Area for the Fiscal
Year Ending April 30, 2015***

Dear Sir:

I, Kathleen Field Orr, am the Tax Increment Financing attorney for the United City of Yorkville, Kendall County, Illinois, and have been such throughout the fiscal year covered by this Report.

I reviewed all of the information provided to me by the City Administration and I find that the United City of Yorkville, Illinois, has conformed with all of the applicable provisions of the Illinois Tax Increment Allocation Redevelopment Act.

This opinion relates only to the time periods set forth and is based on all information available to me at the end of said fiscal year.

Very truly yours,

KATHLEEN FIELD ORR & ASSOCIATES



KATHLEEN FIELD ORR

KFO/kms

Activities Statement

Downtown Yorkville

The Downtown TIF district was created in 2006 to help facilitate mixed use development in the downtown area. Over the last several fiscal years, the City has entered into several agreements with Imperial Investments for the redevelopment of several buildings in the downtown area. This proposed mixed use development has resulted in several new store fronts being added to the downtown, including the Barley Fork restaurant which opened in the current fiscal year.

The downtown portion of the IL Route 47 expansion was completed in fiscal year 2015. This expansion is a joint project between the City and the Illinois Department of Transportation (IDOT), and includes various roadway and infrastructure (water, sanitary sewer, storm sewer) improvements on Route 47, from just south of Kennedy Road through its intersection with IL Route 71. The cost of the project that is applicable to the Downtown TIF district is approximately \$200,000, which will be paid to the State over a period of ten years. Fiscal year 2015 also saw the completion of a new parking lot in the downtown area.

In September of 2014, the City began the first phase of its Comprehensive Plan Update which focused on existing conditions in the City regarding land use, transportation, infrastructure, parks and open space, community facilities, neighborhoods and housing, and commercial and industrial areas. In regards to the TIF District, the "Comp Plan" will evaluate the downtown area as a potential overlay district.

Fiscal Year 2014 Annual Joint Review Board for TIF Districts

Tuesday, November 25, 2014

3:00 p.m.

Yorkville City Hall Conference Room
800 Game Farm Road, Yorkville, Illinois 60560

Committee Members in Attendance:

Dean Romano, Asst. Supt. for Finance & Operations – Yorkville CUSD 115
Bruce Hartmann, Dir. of Accounting - Waubensee Community College
Tom Lindblom, Deputy Chief – Bristol Kendall Fire Protection District

City Officials in Attendance:

Rob Fredrickson, Finance Director - United City of Yorkville
Kathleen Field Orr, City Attorney – Kathleen Field Orr & Associates
Krysti Barksdale-Noble, Community Development Director – United City of Yorkville
Chris Heinen, Planner – United City of Yorkville
Bart Olson, City Administrator – United City of Yorkville

Other Attendees:

No other attendees

Elect Public Member

Krysti Barksdale-Noble was nominated; it was seconded by Dean Romano; unanimously carried viva voce.

Elect Chair Person

Ms. Noble made a motion to elect Mr. Romano as Chairperson. Mr. Lindblom seconded; the motion was unanimously carried viva voce.

Mr. Romano took roll and called the meeting to order. He opened the annual meeting by asking for approval of the minutes from the November 26, 2013 meeting as presented. Mr. Olson made a motion to approve; motion was unanimously carried viva voce.

Annual Reports for U.S. Route 34 & IL Route 47 Countryside and Downtown Redevelopment Project Areas:

Mr. Romano asked Mr. Fredrickson to provide a brief summary of the reports. Mr. Fredrickson opened by referring to page 6 in the packet – Countryside TIF - which showed a beginning fund balance amount of \$1,572,335 as of May 1, 2013. Total revenues and expenditures for the year were \$1,235,107 and \$3,341,529, respectively, resulting in an ending fund balance of negative \$534,087 at the end of fiscal year 2014.

As indicated on the activities statement for the Countryside TIF (page 19), there were two major things that occurred over the course of the fiscal year. First, was the opening of NCG Cinemas, which resulted

in an initial incentive payout of \$1.8 million to the developer, as stipulated by the development agreement. The remaining \$200,000 (\$2.0 million total) will be rebated from NCG Cinema amusement tax receipts out of the City's General Fund. The other major activity that happened in the current fiscal year was the partial refunding of the 2005 Countryside bonds. These bonds were refunded for the purposes of mitigating negative equity in the fund and to ease cash flow constraints. It is management's hope that as the other outlots develop, they (along with the movie theater) will generate enough property tax increment to eliminate the negative fund balance and also meet the debt service requirements for the fund.

Ms. Orr then furthered explained that the City initially issued \$3.5 million worth of bonds in 2005 and that the amount shown in beginning fund balance (\$1.5 million) is what was left of the bond proceeds. In 2013 the City entered into a new redevelopment agreement; had given the new developer the remaining bond proceeds as part of a development incentive; refinanced it; and, from here-on-out, is hoping that the new theater along with the undeveloped outlots, will generate sufficient increment to pay the debt service. The City has been planning on (if there *hadn't* been development) paying it because the bonds are General Obligation backed. So the City is very, very pleased – as the purpose of this entire project was to re-do that (NW) corner of IL Route 47 & US Route 34.

Mr. Olson added that staff has done some calculations (as part of the upcoming budget process) and they think that the theater is going to generate enough property taxes to be 'just above' where the base used to be for the actual TIF. So, we'll be generating revenue from the theatre construction itself, so then everything coming from Lighthouse Academy will also go towards paying down the bonds. Then if a couple of other out-lots develop, the City should have enough to make debt service payment without any further issue.

Ms. Orr said they have nine years down on the bond and Mr. Romano asked if the TIF went through 2029. Ms. Orr said that was correct.

Mr. Fredrickson then went on to the Downtown TIF, which shows a beginning fund balance of \$216,937. Revenues for the year were \$53,045 and total expenditures were \$46,953, resulting in a Fiscal Year 2014 ending fund balance of \$223,029.

He continued on to the Activities Statement which showed that the City has entered into several development agreements with Imperial Investment over the last two fiscal years. Several new store fronts (mainly restaurants) have been added to the downtown area. The other main activity going on is the IL Route construction expansion. The cost of the project that is applicable to the Downtown TIF district is approximately \$200,000.

Ms. Orr added that although this is not shown in the report, the board should be aware of that the City has declared Imperial Investment's property a Business District and has imposed an additional 1% sales tax rate. The area was eligible because it was blighted before the redevelopment took place.

Mr. Romano had a question regarding the residential component that had gone dormant. Is there any activity that the City may have heard as far as whether or not there is going to be any residential coming back up? Ms. Orr answered that she has there are no immediate plans for that. Mr. Olson said that more likely what will happen is there will be a mixed-use building probably before the residential subdivision itself gets built out. They will be working through a variety of things relating to environmental concerns and overall TIF assistance on the F.S. property and a couple of other properties in the downtown, owned by Imperial Investments. Mr. Romano said they still have an outstanding obligation of \$500,000, is that correct? Mr. Olson said the TIF agreement was a little looser than that – that is the upper end of the potential disbursement amount. There are several variables. The term of the TIF is not likely to pay out their full incentive over the remaining life of the TIF. They have expressed some interest in either

extending the existing TIF to allow it, which would require us to go back to the taxing entities and seek approval and then go to the State to actually get it approved, or even creating another TIF. Those things are all several steps away. Ms. Orr added that they are not concerned about developing the residential property as much as the F.S. property and they really want to ask you for an extension of the TIF to give them a potential revenue stream to do the environmental clean-up. They have come to us and we will not venture a guess as to where the other taxing districts would stand on the issue.

Mr. Romano asked what the expiration was on the TIF and Ms. Orr said 2029-30 would be the last year, so they still have fifteen years to go. Mr. Romano then asked if anyone else had any questions or further comments with regard to the Downtown TIF. No one did so he asked for a motion to adjourn the meeting; Mr. Olson seconded it; motion was unanimously carried viva voce and the meeting was adjourned at 3:14 p.m.

Minutes respectfully submitted by:

Bonnie Olsem
Administrative Secretary

UNITED CITY OF YORKVILLE, ILLINOIS
COUNTRYSIDE AND DOWNTOWN
TAX INCREMENTAL FINANCING DISTRICTS

FINANCIAL AND COMPLIANCE REPORT

FOR THE FISCAL YEAR ENDED
APRIL 30, 2015



INDEPENDENT AUDITORS' REPORT

August 24, 2015

The Honorable City Mayor
Members of the City Council
United City of Yorkville, Illinois

We have audited the accompanying basic financial statements of the governmental activities of the Countryside and Downtown Tax Incremental Financing Districts of the United City of Yorkville, Illinois as of and for the year ended April 30, 2015, which collectively comprise the Countryside and Downtown Tax Incremental Financing Districts as listed in the table of contents. The basic financial statements are the responsibility of the United City of Yorkville, Illinois' management. Our responsibility is to express an opinion on these basic financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

As described in Note 1 to the basic financial statements, the basic financial statements present only the Countryside and Downtown Tax Incremental Financing Districts of the United City of Yorkville, Illinois, and are not intended to present fairly the financial position or results of operations of the United City of Yorkville, Illinois, in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Countryside and Downtown Tax Incremental Financing Districts of the United City of Yorkville, Illinois as of April 30, 2015, and the results of its operations for the year then ended in conformity with accounting principles generally accepted in the United States of America.

We have also issued a report dated August 24, 2015 on our consideration of the Countryside and Downtown Tax Incremental Financing Districts' compliance with laws, regulations, contracts and grants.

Lauterbach + Amen LLP

LAUTERBACH & AMEN, LLP

FINANCIAL STATEMENTS

**UNITED CITY OF YORKVILLE, ILLINOIS
COUNTRYSIDE AND DOWNTOWN
TAX INCREMENTAL FINANCING DISTRICTS**

**Balance Sheet
April 30, 2015**

	Countryside TIF	Downtown TIF
ASSETS		
Cash and Investments	\$ -	254,629
Receivables - Net of Allowances Accounts	-	187
Prepays	-	618
Total Assets	-	255,434
LIABILITIES		
Liabilities		
Accounts Payable	-	16,338
Due to Other Funds	604,820	-
Total Liabilities	604,820	16,338
FUND BALANCES		
Fund Balances		
Nonspendable	-	618
Restricted	-	238,478
Unassigned	(604,820)	-
Total Fund Balances	(604,820)	239,096
Total Liabilities and Fund Balances	-	255,434

The notes to the financial statements are an integral part of this statement.

**UNITED CITY OF YORKVILLE, ILLINOIS
COUNTRYSIDE AND DOWNTOWN
TAX INCREMENTAL FINANCING DISTRICTS**

**Statement of Revenues, Expenditures and Changes in Fund Balance
For the Fiscal Year Ended April 30, 2015**

	Countryside TIF	Downtown TIF
Revenues		
Taxes		
Property Taxes	\$ 9,295	60,027
Interest	-	4
Miscellaneous	-	187
Total Revenues	9,295	60,218
Expenditures		
General Government		
Administration Fees	3,828	3,849
TIF Incentive Payout	-	16,196
Project Costs	7,004	-
Capital Outlay	-	19,106
Debt Service		
Interest and Fiscal Charges	69,196	-
Total Expenditures	80,028	39,151
Excess (Deficiency) of Revenues Over (Under) Expenditures	(70,733)	21,067
Other Financing (Uses)		
Transfers Out	-	(13,500)
Net Change in Fund Balances	(70,733)	7,567
Fund Balances - Beginning	(534,087)	231,529
Fund Balances - Ending	(604,820)	239,096

The notes to the financial statements are an integral part of this statement.

**UNITED CITY OF YORKVILLE, ILLINOIS
COUNTRYSIDE AND DOWNTOWN
TAX INCREMENTAL FINANCING DISTRICTS**

**Notes to the Financial Statements
April 30, 2015**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The operations of Countryside and Downtown Tax Incremental Financing Districts are accounted for through special revenue funds of the United City of Yorkville, Illinois. It applies the following policies:

Basis of Accounting

The financial statements are prepared on the modified accrual basis of accounting under which revenue is recognized when it becomes both measurable and available, and expenditures generally are recognized when the liability is incurred.



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GENERALLY
ACCEPTED AUDITING STANDARDS**

August 24, 2015

The Honorable City Mayor
Members of the City Council
United City of Yorkville, Illinois

We have audited the accompanying basic financial statements of the governmental activities of the Countryside and Downtown Tax Incremental Financing Districts of the United City of Yorkville, Illinois, as of and for the year ended April 30, 2015, and have issued our report thereon dated August 24, 2015. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance

Compliance with laws, regulations, contracts, and grants applicable to the Financing Districts are the responsibility of the United City of Yorkville's management. As part of obtaining reasonable assurance about whether basic financial statements are free of material misstatement, we performed tests of the City's compliance with certain provisions of laws, regulations, contracts and grants applicable to the Financing District, including the City's compliance with subsection (q) of Section 11-74.4-3 of the State of Illinois Public Act 85-1142, *An Act in Relation to Tax Increment Financing*, noncompliance with which could have a direct and material effect on the determination of basic financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance with the provisions referred to in the preceding paragraph.

This report is intended for the information of the members of the City Council and management, and is not intended to be used and should not be used by anyone other than these specified parties.

A handwritten signature in blue ink that reads 'Lauterbach + Amen, LLP'.

LAUTERBACH & AMEN, LLP