

CITY OF COUNTRYSIDE

TAX INCREMENT FINANCE REPORT

Commercial TIF District

May, 1 2020 - April 30, 2021



***Cook County
803 Joliet Road
Countryside, Illinois
60525***



SUSANA A. MENDOZA

ILLINOIS STATE COMPTROLLER

Municipality: Countryside City (016/125/30)

TIF Application

Select TIF District

Fiscal Year 2021

● Back to Login - Step 1 (UpldTIFRptLogStp1.cfm)  TIF Instructions/Help
(<http://illinoiscomptroller.gov/services/local-government-division/upload-tif-reports/>)

The PDF file(s) for the FY 2021 TIF Report for 55th Street Commercial TIF District has been marked as being received by our office!

Instructions

1. You can click on the **Request to Resubmit** button to request to resubmit one or more of your TIF District reports.

Select TIF District

CONTINUE

REQUEST TO RESUBMIT

STATE OF ILLINOIS
COMPTROLLER

SUSANA A. MENDOZA

Name of Municipality:	<u>City of Countryside</u>	Reporting Fiscal Year:	2021
County:	<u>Cook</u>	Fiscal Year End:	4/30/2021
Unit Code:	016/125/30		

FY 2021 TIF Administrator Contact Information

First Name:	Gail	Last Name:	Paul		
Address:	803 Joliet Road	Title:	City Administrator		
Telephone:	(708) 485-2462	City:	Countryside	Zip:	60525
E-mail-required	gpaul@countryside-il.org				

I attest to the best of my knowledge, that this FY 2021 report of the redevelopment project area(s)

in the **City/Village** of:

Countryside

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

Gail Jarell

10-1-2821

Written signature of TIF Administrator

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 2021

Name of Redevelopment Project Area (below):

55th Street Commercial TIF

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/Retail

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)] 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 <u>submitted to</u> the municipality <u>by</u> 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). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	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, then 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 the 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 2021

55th Street Commercial TIF

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (51,140)

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			0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
			0%

All Amount Deposited in Special Tax Allocation Fund \$ -

Cumulative Total Revenues/Cash Receipts \$ - 0%

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

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ -

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ -

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ (51,140)

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

Previous Year Explanation:

FY 2021

TIF NAME:

55th Street Commercial TIF

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment project costs)

PAGE 1

[illegible]

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
10. Capital costs.		
		\$ -
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.		
		\$ -

PAGE 2

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8. Cost of job training and retraining projects.		
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		\$	-
--	--	----	---

10. Capital costs.		
--------------------	--	--

		\$

17. Cost of reimbursing school districts for their increased costs caused by the assisted housing projects:	
--	--

		\$

12: Cost of reimbursing library districts for their increased costs caused by the 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		\$ -

FY 2021

55th Street Commercial TIF

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) (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 2021

TIF NAME:

55th Street Commercial TIF

FUND BALANCE BY SOURCE

\$ (51,140)

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
Interfund Balance Due to the General Fund		
*(already reflected in negative fund balance)		

Total Amount Designated for Obligations	\$ -	\$ -
--	------	------

2. Description of Project Costs to be Paid

Total Amount Designated for Project Costs	\$ -
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TOTAL AMOUNT DESIGNATED	\$ -
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SURPLUS/(DEFICIT)	\$ (51,140)
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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 2021

TIF NAME:

55th Street Commercial TIF

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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (8):	
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 2021

TIF Name:

55th Street Commercial TIF

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.	X
--	---

2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	

LIST ALL 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	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
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

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 the complete TIF report**

SECTION 6

FY 2021

TIF NAME: 55th Street Commercial TIF

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
2018	\$ 12,715,559	\$ 12,498,752

List all overlapping tax districts in the redevelopment project area.

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

☐ X ☐ Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
County of Cook	\$ -
Forest Preserve District of Cook County	\$ -
Township of Lyons	\$ -
City of Countryside	\$ -
School District 105	\$ -
Lyons Township High School Dist 204	\$ -
Dupage Community College Dist 502	\$ -
Pleasantview Fire Protection District	\$ -
Metro Water Reclamation District	\$ -
South Lyons Township Sanitary District	\$ -
Des Plaines Valley Mosquito Abatement Dist	\$ -
	\$ -
	\$ -

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:

Consists of improved commercial parcels on the south side of 55th Street from East Avenue to LaGrange Road and those parcels on the west side of East Avenue between 55th street and 56th Street.

Optional Documents	Enclosed
Legal description of redevelopment project area	Y - see following pages
Map of District	Y - see following pages

REDEVELOPMENT PROJECT AREA DESCRIPTION

COUNTRYSIDE 55TH STREET COMMERCIAL TAX INCREMENT FINANCING DISTRICT

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 16, BOTH IN TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 55TH STREET AND THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE CENTERLINE OF THE 56TH STREET RIGHT-OF-WAY; THENCE WESTERLY ALONG SAID CENTERLINE TO THE WEST LINE OF THE EAST 70.00 FEET OF LOT 3 IN VIAL'S SUBDIVISION, EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG SAID WEST LINE, AND SOUTHERLY EXTENSION THEREOF, TO A LINE 331.99 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SAID 56TH STREET RIGHT-OF-WAY AS SHOWN ON VIAL'S SUBDIVISION; THENCE WESTERLY ALONG SAID PARALLEL LINE TO THE EAST LINE OF THE WEST HALF OF LOT 4 IN SAID VIAL'S SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE TO A LINE 180.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID 56TH STREET AS SHOWN ON VIAL'S SUBDIVISION; THENCE WESTERLY ALONG SAID PARALLEL LINE, TO THE EAST LINE OF LOT 5 IN SAID VIAL'S SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE TO A LINE 481.15 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 5 AND 6 IN SAID VIAL'S SUBDIVISION; THENCE WESTERLY ALONG SAID PARALLEL LINE TO THE WEST LINE OF SAID LOT 6; THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 7 IN SAID VIAL'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST 330.79 FEET OF SAID LOT 7; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 67.30 FEET OF SAID LOT 7; THENCE WESTERLY ALONG SAID NORTH LINE TO A LINE 200.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTHERLY ALONG SAID PARALLEL LINE, AND NORTHERLY EXTENSION THEREOF, TO THE NORTH LINE OF 55TH STREET; THENCE EASTERLY ALONG THE NORTH LINE OF SAID 55TH STREET TO THE POINT OF BEGINNING.

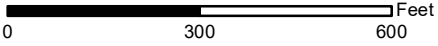
PINs: 18-16-200-038 and -042; 18-16-201-009, -021, -022, -023 and -024;
18-16-202-015, -016, -017, -022, -023, -025, -029, -034 and -035;
18-16-203-002, -003, -004, -005, -006, -007, -009, -011, -013, -014 and -015.

COMMON BOUNDARY DESCRIPTION: Generally, those parcels along the South side of 55th Street, between LaGrange Road and East Avenue; those parcels on the West side of East Avenue, between 55th Street and 56th Street; and those parcels on the North side of 56th Street, between East Avenue and a point approximately 699.4 feet West of East Avenue, along with those portions of 55th Street, the West 1/2 of East Avenue and the North 1/2 of 56th Street adjacent thereto, in Countryside, Illinois.



LEGEND

 PROPOSED TIF DISTRICT BOUNDARY



Date: 2/1/2019



ATTACHMENT "B"

Mayor Certification that municipality has complied with all requirements of the Act during the fiscal year.

I, Sean McDermott, the duly elected Mayor of the City of Countryside, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the City of Countryside complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning May 1, 2020 and ending April 30, 2021

Sean R. McDermott
Mayor

10-1-21
Date

CITY OF COUNTRYSIDE
55TH ST COMMERCIAL TAX INCREMENT FINANCING DISTRICT
FISCAL YEAR 5/1/20 – 4/30/21

ATTACHMENT "C"

K T J

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Attorneys at Law

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MEMORANDUM

TO: Taxing Districts Affected by the
City of Countryside's Commercial TIF District

RE: **City of Countryside**
55th Street Commercial Tax Increment Financing District

Ladies and Gentlemen:

This opinion is being delivered pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter the "Act") and, more specifically, 65 ILCS 5/11-74.4-5(d)(4).

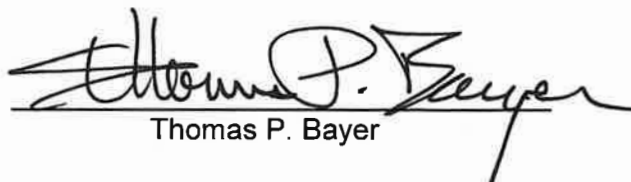
Please be advised that our office serves as Special TIF Counsel for the City of Countryside, Cook County, Illinois (hereinafter the "City"). On August 28, 2019, the City adopted by Ordinance Tax Increment Financing for its City of Countryside 55th Street Commercial TIF District Redevelopment Project Area, and by separate Ordinance authorized the Cook County Clerk to annually certify and cause to be paid to the City incremental tax revenues generated by the above-captioned Tax Increment Financing District.

In rendering this opinion, we have examined and considered such public records, proceedings and related matters of and with respect to the City as we deemed necessary. Based on the foregoing, we are of the opinion that:

1. The City is a municipality duly constituted and validly existing under the Constitution and laws of the State of Illinois; and
2. As of April 30, 2021, the close of the City's 2020-2021 fiscal year, to the best of our knowledge and belief, the City was in compliance with the provisions of the Act.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.


Thomas P. Bayer

cc: Mayor and City Council
Gail Paul, City Administrator
Dave Schutter, Finance Director

Date: September 30, 2021

ATTACHMENT “D”

ACTIVITIES UNDERTAKEN IN FURTHERANCE OF THE REDEVELOPMENT PLAN

5550 East Avenue – Former City Hall site

Over the course of the last few years, City Administration drafted an RFQ soliciting qualified developers to convey their interest in the redevelopment of the former City Hall Site. Eventually three different developers prepared and presented preliminary site plans for proposed redevelopments projects to the Economic Development Committee.

Although all three proposals had some unique design elements to them, they all shared the overarching theme that the highest and best use of the site would involve a fueling station and convenience store component. In addition to the fueling station and convenience store each proposed site plan called for out lots on the site with restaurant(s) and other retail uses. The economic development committee advised staff to get more detailed information on the proposed site plans and to bring back a recommendation at a future committee meeting.

As of the date of this report the City is actively negotiating a redevelopment agreement with a specific development group to redevelop the site. The developer’s preliminary site plan calls for a fueling station, convenience store, and retail outlots. The retail uses are expected to contain a brewery/restaurant, a fast casual/take out restaurant use, and a small ethnic grocery store.

In addition, to fast track the entitlement process, the City has approved the re-subdivision of the site transforming the 4 PIN five acre site into two distinct parcels. The primary redevelopment site is approximately 4 acres and the secondary site of approximately 1 acre was carved out to isolate the City’s water utility pump houses, elevated water tank, and generator station which the City will retain and continue to operate.

The City also secured easements for the water mains running through the redevelopment site and rezoned the property from Public Use (P1) to Service and Wholesale (B3). This B3 zoning as defined in City Code 10-6C permits restaurants, fueling stations, and other retail uses including those with drive in or drive through facilities. This completed rezoning effort will facilitate the proposed redevelopment. Professional fees associated to these redevelopment efforts will be recorded in the subsequent fiscal year (i.e. next year’s TIF Report and financial statements).

ATTACHMENT "H" JRB MINUTES

MINUTES OF THE JOINT REVIEW BOARD MEETING PROPOSED COUNTRYSIDE 55th STREET COMMERCIAL TAX INCREMENT FINANCING DISTRICT (TIF)

CITY OF COUNTRYSIDE

5550 East Avenue

HELD IN COUNCIL CHAMBERS ON WEDNESDAY, JUNE 5, 2019

Deputy Clerk Peterson called the meeting to order at 3:00 p.m.

Roll Call of JRB Members Present:

Mayor Sean McDermott, City of Countryside
Brian Stachacz, Lyons Township High School District #204
Steve Norvilas, Chief, Pleasantview Fire Protection District
Steve Bahn, LaGrange School District #105
Elizabeth Shine, Township of Lyons

JRB Members Absent:

Cook County
College of DuPage Community College District #502

Also Present:

Gail Paul, City Administrator, City of Countryside
Sharon Peterson, Assistant City Administrator, Deputy Clerk, City of Countryside
David Schutter, Finance Director, City of Countryside
Attorney Thomas P. Bayer – Klein, Thorpe & Jenkins, Ltd.
Robert Rychlicki, Nina Coppola – Kane, McKenna & Assoc.

Appointment of the Public Member of the Joint Review Board

Chief Norvilas moved to appoint Allen Arneson as the Public Member of the Joint Review Board, seconded by Mayor McDermott; motion carried by unanimous voice vote.

Appointment of the Chairperson of the Joint Review Board

Mr. Bahn moved to appoint Mayor McDermott as Chairman of the Joint Review Board, seconded by Ms. Shine; motion carried by unanimous voice vote.

Overview of Joint Review Board Statutory Duties in regard to the proposed establishment of the 55th Street Commercial Tax Increment Financing District.

Mayor McDermott asked Attorney Thomas Bayer of Klein, Thorpe & Jenkins to provide the overview of tax increment financing. Mr. Bayer stated that a TIF District is a defined area of land – when a TIF District is formed, the equalized assessed valuation of that defined area is frozen as of the date of the Ordinances approving the TIF District is passed. If the TIF District area has an EAV of \$1M, that is the base EAV going forward during the life of the TIF District. Any taxes generated from that initial million, or a lesser amount if TIF parcels decrease in value, will go to all taxing districts that levied taxes. Any increase in the EAV will go to the TIF Fund which is administered by the City and used for TIF eligible purposes. Typically the purpose of a TIF District is to get new investment in the area that creates additional EAV. Due to redevelopment, if the original

\$1M goes up to \$2M, any taxes generated from the second million are temporarily, during the life of the TIF, placed in the City's TIF Fund to be used for TIF eligible expenses – very specifically defined by State Statute. TIF eligible expenses include public improvements, environmental remediation, job training, marketing costs, site acquisition costs, etc. Construction of new privately owned buildings are not TIF eligible costs. At the end of the 23-year period or sooner, if the TIF ends early, all incremental EAV goes back onto the tax rolls.

Joint Review Board (JRB) Statutory Duties -- only certain Taxing Districts are on the JRB – typically the School Districts, Township, County, Municipality, Library, Park and Fire Protection Districts; Sanitary Districts are not a member of the JRB. The JRB's job is to review Public Records, Planning Documents, Proposed Ordinances approving the Redevelopment Project Area and TIF Plan, and the Eligibility Report. The Eligibility Report was mailed to each of the taxing districts prior to this meeting. Drafts of the TIF Ordinance were distributed today. The Consultants who worked on the TIF Report, Robert Rychlicki and Nina Coppola, will go through a PowerPoint Presentation to explain how this area meets the eligibility criteria for a TIF District under the Statute.

The JRB's job is to make a decision and prepare a written recommendation to the City Council to move forward on the proposed TIF District based on whether the eligibility criteria are met and whether the TIF Plan meets the criteria under the Statute. The written report is due within 30 days – in this case by July 5, 2019. Additional information will be provided if needed. If the JRB cannot recommend going forward, City staff must work with the JRB for an additional 30-day period to resolve the questionable issues. If there is no written recommendation within that 30-day period, the recommendation is presumed positive. Once the recommendation is provided to the City Council, they will take action. A Public Hearing is tentatively scheduled for July 24, 2019. Ordinances would be considered at the August 28, 2019 meeting.

If the report is negative and the differences cannot be resolved, that negative written report triggers a majority vote requirement. The City Council could not move forward without a majority vote of the members, meaning they need 4 affirmative votes out of the 7 member board for approval. After the TIF is formed, the JRB is required to meet annually. At those annual meetings the JRB reviews the Annual Report filed by the City containing very specific details on how the TIF District is working, revenues and expenses, and redevelopment agreements and IGAs entered into with other governmental bodies within the TIF District. TIF Districts continue for 23 years, and by legislative amendment, the life of the TIF District could be extended by an additional 12 years. If the TIF District generates funds in excess of needed expenditures or future projects, there is an obligation to declare a surplus. Surplus revenue is turned over to the County Treasurer to be dispersed on a pro rata basis to the taxing districts.

Mr. Arneson asked how taxing bodies are adversely affected financially by a TIF District. Mr. Bayer stated that the taxing bodies will still get the amount of revenue levied for. The Redevelopment brings additional revenue, which would not occur without a TIF District being formed. The flip side – if redevelopment would have occurred anyway, the taxing districts are missing out on receiving additional EAV. The point is to create increased EAV so that the amount of money can be shared by all taxing districts. Incremental EAV

during the 23 years is held and not shared with the taxing districts until the TIF ends. Other new EAV generated by projects outside the TIF will still be shared by the taxing districts.

Mr. Arneson stated that taxing districts will still get revenue, but not from the incremental EAV. Ms. Paul added that with this TIF District the largest parcel is former City Hall site which is exempt; no taxing body receives any money from it. When this gets developed privately, that will raise incremental EAV and not be detrimental to any taxing bodies. Mr. Arneson stated that both Hodgkins and McCook had TIF Districts which impact these matters; he doesn't see any benefit for homeowners and taxpayers who make up the difference during that time frame.

Overview of the proposed Redevelopment Project Area for the 55th Street Commercial Tax Increment Financing District, along with the Eligibility Report and the Redevelopment Plan and Project in relation thereto.

Bob Rychlicki and Nina Coppola of Kane, McKenna & Associates, discussed responsibilities of the JRB and summarized the TIF Plan and TIF Eligibility Reports. This proposed TIF District constitutes one of the City's six "Subareas" targeted for redevelopment, pursuant to the City's Comprehensive Plan of 2004. Many of the 27 parcels in the proposed TIF District currently suffer from vacancies, deterioration, obsolescence, underutilization, and are experiencing reductions in valuations thus creating a deleterious impact on the 55th Street commercial corridor. After the recession of 2008, lenders have adopted more austere standards; equity must be more efficient. TIFs do make a difference in facilitating large-scale redevelopments. The two largest parcels in the TIF are Helping Hand and the City Hall Complex along East Avenue. This site has great potential for redevelopment that will generate jobs and taxes for the community. The TIF District will be commercial and retail – the preferred uses. This important frontage along 55th Street wraps around LaGrange Road – the idea being to coordinate development within the area, create an attractive overall appearance for the area, and further the goals of the Comprehensive Plan.

Under State Statute the TIF Plan is basically a financing plan that works in conjunction with the City's vision for this area. This TIF designation will spur development that would not occur in its absence. Creation of the district is an important part of the City's Strategic and Fiscal Plans as it relates expansion of the tax base. The land use maps included in the TIF show the red shading as commercial. The creation of the district will protect public and private property investments from incompatible land uses, and will facilitate redevelopment of more efficient uses. The existing structures are a hodge-podge at present.

The City must make findings under the TIF Act that the area "qualifies" – this body of work comprises of the TIF District Qualifying Factors and Eligibility Report. The City enlisted Kane, McKenna to develop a finding that the TIF District meets the criteria as a "Conservation Area" because 50% or more of the structures are 35 years old or more. They identified 77% of the 13 structures in the TIF District as being 35 years old or greater. In addition to this threshold, three additional qualifying factors must also be present, they found six. Those factors in the TIF Act are: 1) Obsolescence – The City Hall Complex has been retrofitted over the years and reuse of the building will require

substantial development costs. 2) - Deterioration – Pierce's Chef Mart and Harry's have become vacant and both parcels are showing surface cracking in their parking lots. 3) - Inadequate Utilities – working with the City engineer they identified infrastructure needs including storm water detention and management plus new requirements under MWRD. 4) - Deleterious Layout – will require buffering of over 22 single family residences included in the Comprehensive Plan identified along LaGrange Road and along 55th Street. Establishment of the TIF will allow the City to address that buffering. 5) - Lack of Community Planning – the TIF Act provides guidance – the majority of buildings were erected prior to the City's adoption of the Comprehensive Plan of 2004. 6) – Decline in EAV – definitely shown as compared to the City and CPI changes. See the chart showing that this area lagged behind the balance of the City for three consecutive years.

Key Elements of the TIF Plan – the proposed land uses are commercial, retail, and mixed-use residential. The TIF Budget is an estimate over a 23-year period of \$50.1M – tied to expenditures monitored by the City. The Base EAV is \$12.7M – based on the 2017 EAV. In the event 2018 EAV is certified prior to the next meeting, the District will have the benefit of that number. The projected EAV upon completion of redevelopment activities is estimated at \$40-45M.

Mr. Richlicki asked Mr. Bayer to discuss the budget document. He stated that the TIF document sent to the Districts has the correct amount, \$50.1M, however, \$5M was omitted from one of the line items during the drafting process. Line items within the budget are flexible. The TIF Act allows the City to correct the scrivener's error in the budget prior to adopting the three TIF Ordinances. The error will be announced at the Public Hearing and an Ordinance correcting the error will be adopted at the same meeting. The TIF Plan, as approved at the August meeting, will include the scrivener's error being corrected. The total budget of \$50.1M stays in place but other line items within the budget may be shifted as needed. The \$50.1M is the best estimate over the life of the TIF. The City is mid-way through the process; the Public Hearing will be held July 24. Two sets of notices must be sent – general news publication notices and notices to tax payers of record in the TIF District. No action will be taken at the Public Hearing; the City Council will hear public comments. Two weeks after the Public Hearing the City could adopt the TIF designation ordinances. If approved, the ordinances are then filed with the Cook County Clerk's Office, which makes the TIF official.

Public Comments – none

Joint Review Board Question and Answer Period

Mr. Arneson asked if private funds are eligible for TIF distribution. Mr. Rychlicki stated that the rule of thumb is for every public dollar spent, expect 3 to 4 private dollars to be spent. TIF money cannot be used for new construction. Private investment is really the TIF driver because that will create valuation. Chief Norvilas stated that the base \$12M EAV is partly City-owned land and that portion has zero EAV, which will remain as the base for the length of the TIF. Mr. Bayer stated that any private redevelopment of this site, the entire amount of the EAV generated will create incremental revenue. Helping Hand land is also zero EAV. Ms. Shine asked about use of surplus when municipalities know they will need the money but have not signed a contract yet and for PTAB appeals until such matters are resolved. According to attorney Bayer, the District would be

notified in that case. Mr. Stachacz of LTHS District #204, asked about percentages of land use; Mr. Rychlicki said zero for residential. He asked about the \$10M figure in the budget – transfer to contiguous TIF District. Mr. Rychlicki stated that to the extent the TIF(s) touch you can port money from one district to the other. Mr. Schutter stated there is an obligation in the existing TIF to the General Fund of nearly \$8M and contiguity among the adjacent TIF Districts does allow flexibility to use this increment to support projects in the LaGrange Corridor including completed project that gave rise to the TIF obligation to the City's General Fund. Returning to the surplus, could the money be used for other projects – Mr. Bayer gave an example of the water main along 55th Street being inadequate and a project that would have to be addressed eventually – that would be a future project. Section 3.3 in the Annual Report would show future projects.

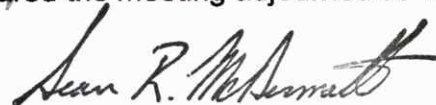
Mr. Arneson still would like to know the estimated impact on homeowners in the District impacted by the TIF. Both Mr. Bayer and Mr. Rychlicki tried to address his concerns and gave detailed information. His perception is that the burden will be paid by homeowners through tax rate increases. Do taxes go down after 23 years – probably not. Mr. Arneson continued to express concern that the TIF will adversely affect homeowners in the TIF District. Mr. Bayer stated there are no homeowners in the TIF District – it is all commercial property. Mr. Rychlicki repeated the same explanation he gave earlier in the presentation. The Countryside tax base is about \$270M; this TIF is about 5% of the total base. Although there may be some limited impact on home owners it is projected that the EAV will increase to \$40-45M. The theory of TIFs is they are neutral as it impacts the taxpayers and the taxing districts. Without a TIF, growth is non-existent. Further detailed explanations were made by all parties in an attempt to address Mr. Arneson's concerns. Mr. Bayer stated that the EAV in this area will be frozen to the lesser of actual or base EAV. Ms. Paul stated it is not just Countryside residents, it's all residents of the TIF District. Mr. Bayer stated that the tax cap calculation does not include "new growth" which has to get factored into the tax rate impact. Mr. Arneson reiterated the need to address his concern that the establishment of the TIF District will not be detrimental to affected residential taxpayers.

Scheduling next meeting of the Joint Review Board or making a Recommendation to the Countryside City Council.

Mr. Bayer stated that the options are to schedule another meeting, or if the recommendation is for the City to move forward with the TIF, a motion is required tonight. Mayor McDermott moved to recommend that the City move forward with the TIF District, and that the Chairperson be authorized to forward that recommendation from the JRB to the City Council with a copy to each of the Taxing Districts, seconded by Mr. Bahn; carried by voice vote – 5/1 – Mr. Arneson dissented.

Adjournment

Chief Norvilas moved to adjourn the meeting, seconded by Ms. Shine; motion carried by unanimous voice vote. Mayor McDermott declared the meeting adjourned at 4:15 p.m.



SEAN R. MC DERMOTT, MAYOR