Agenda
Village of Glen Ellyn
Tax Increment Financing Joint Review Board
Wednesday, June 12, 2019
2:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact The Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

I. Call to Order

II. Minutes from 2018 Joint Review Board Meeting

III. Overview/Update of Central Business District TIF

IV. Overview/Update of Roosevelt Road TIF

V. Other Business/Questions/Concerns

VI. Adjournment

Tax Increment Financing Joint Review Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/12/19 02:00 PM
Department: Tax Increment Financing Joint Review Board
Department Head: Christina Coyle
Category: Report
Prepared By: Christina Coyle

SCHEDULED

AGENDA ITEM (ID # 4014) DOC ID: 4014

JRB Meeting Packet 2019-06-12

Please see the attached information.

ATTACHMENTS:

- JRB Packet 2019-06-12 (PDF)

AGENDA
JOINT REVIEW BOARD MEETING
CENTRAL BUSINESS DISTRICT TIF
ROOSEVELT ROAD TIF
VILLAGE OF GLEN ELLYN
535 Duane St., Galligan Board Room, Glen Ellyn, IL 60137
Wednesday, June 12, 2019
2:00 PM

I. Call to Order

II. Roll Call of JRB Members

III. Vote to Approve Minutes from 2018 JRB Meeting

IV. Overview/Update of Central Business District TIF

V. Overview/Update of Roosevelt Road TIF

VI. Questions/Comments

VII. Adjourn

MINUTES
JOINT REVIEW BOARD MEETING
CENTRAL BUSINESS DISTRICT TIF
ROOSEVELT ROAD TIF
VILLAGE OF GLEN ELLYN
535 Duane St., Room 301 Glen Ellyn, IL 60137
Tuesday, June 12, 2018
2:00 PM

I. Call to Order – 2:03 PM

II. Roll Call of JRB Members
   a. Tom Manak, Central Business District Resident Member
   b. Scott Brady, College of DuPage
   c. Jessica Infelise, DuPage County
   d. Mary Loch, Roosevelt Road District Resident Member
   e. Eric Deporter, Glen Ellyn School District #41
   f. Chris McClan, Glen Ellyn School District #87
   g. Chris Heidorn, Milton Township
   h. Mark Franz, Village Manager, Village of Glen Ellyn
   i. Christina Coyle, Finance Director, Village of Glen Ellyn
   j. Meredith Hannah, Economic Development Coordinator, Village of Glen Ellyn
   k. Greg Mathews, Village Attorney, Village of Glen Ellyn

III. Vote to Approve Minutes from 2017 JRB Meeting
   a. Motion by Mary Loch, Seconded by Tom Manak – approved

IV. Vote to Approve Minutes from 2016 JRB Meeting, vote was not taken during 2017 meeting since a quorum was not present.
   a. Motion by Christ Heidorn, Seconded by Mary Loch – approved

V. Overview/Update of Central Business District TIF
   a. Designated in 2012

b. Revenues to date: $513,678

c. 2017 budget allocated $125,000 towards downtown expanded Award Programs including, interior, fire prevention and façade

    i. $42,250 invested by the Village drove $107,431 private investment

d. Possible Projects in the CBD

    i. McChesney & Miller

        1. Purchased by Springbank Real Estate Group in 2015.
        2. 1.08 acres including former grocery store and Lord's Auto Clinic.
        3. Possible mixed-use redevelopment project featuring apartments above retail or commercial.
        4. Developer team changed a number of times.
        5. Village awaiting a new design for project.

    ii. Giesche

        1. Currently under contract by developer proposing a mixed use development.
        2. Would including Giesche and Main Street parking lot. Replace public parking and construct luxury rental unit and retail.
        3. Plan Commission reviewed the concept in March 2018 and was favorable of the concept.
        4. Finalizing plans and resubmitting this spring/summer.

    iii. AVERE

        1. Luxury Rental Development-48 Units
        2. Plan Commission reviewed preliminary plans, generally supportive
        3. Proceeding with finalizing plans and resubmitting

4. Village Board to consider potential incentives as part of Redevelopment Agreement

iv. Streetscape

1. Last widespread CBD rehabilitation projects were completed in mid 1980's
2. Plan includes potential improvements to:
    a. Streets/curbs
    b. Sidewalks
    c. Parkway trees
    d. Street lighting infrastructure
    e. Underground utilities
3. Proceeding ahead with Phase II Design Engineering
4. Funding options will still need to be reviewed

v. Parking

1. Recently held 5 Village Board Workshop Meetings to discuss downtown parking
2. Village hired a consultant to develop design concepts
3. Behind Civic Center is best option
4. Evaluating funding options

VI. Overview/Update of Roosevelt Road TIF

i. Designated in 2013

ii. Receipts through 12/31/2017: $69,379

iii. Roosevelt Glen – Allocated $50,000 to assist with right of way/sidewalk improvements along Niccoll Way, will be paid out of 2018 TIF Budget

iv. Jimmy Johns – Allocated $12,000 to assist with right of way/sidewalk improvements along Roosevelt Road to facilitate right in/right out access required by IDOT, will be paid out of 2018 TIF Budget

v. Village Board approved an expansion of the Fire Prevention Award Program to the Roosevelt Road TIF District, allocated $30,000 for the remainder of 2018

vi. Awarded $15,000 to Jimmy John's for the installation of a sprinkler system at 632 Roosevelt Road

a. Possible Projects in the Roosevelt Road TIF 2018

i. Hotels - Recently tore down one building, possibly taking down a second building

ii. Other Developments, not in the TIF but will positively impact the TIF

1. Enterprise rehabilitation of Old Bejing restaurant
2. Former Enterprise site redevelopment for Andy's Frozen Custard, Buona Beef and one additional restaurant pad
3. Water System improvements plan for Roosevelt Road including Pickwick and Panera/CVS

VII. Questions/Comments

a. Christina Coyle shared the CBD audit opinion. Since Roosevelt Road does not have $100,000 yet, no opinion was needed. Expect one for 2018.

b. Chris McClan asked for an email copy of the presentation, Meredith Hannah will distribute electronically.

c. Other project updates were inquired about, 2 Hound Red, still under construction; Baker Hill Shopping Center has received all Village Board approvals, waiting on Pete's Market to submit building plans for permits.

VIII. Adjourn – 2:25 PM

FY 2018
ANNUAL TAX INCREMENT FINANCE REPORT

STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA

Name of Municipality:	Village of Glen Ellyn	Reporting Fiscal Year:	**2018**
County:	DuPage	Fiscal Year End:	12/31/2018
Unit Code:	022/055/32		

TIF Administrator Contact Information					
First Name:	Mark	Last Name:	Franz		
Address:	535 Duane Street	Title:	Village Manager		
Telephone:	(630) 469-5000	City:	Glen Ellyn	Zip:	60137
E-mail-required	mfranz@glenellyn.org				

I attest to the best of my knowledge, that this FY 2018 report of the redevelopment project area(s)

in the City/Village of: Glen Ellyn

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.].

____ ________________________

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 DISTICT

Name of Redevelopment Project Area	Date Designated	Date Terminated
Central Business District	2/13/2012	

*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 2018

Name of Redevelopment Project Area (below):
Central Business District
Primary Use of Redevelopment Project Area*: Central Business District

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

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	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 (labled 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 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 MUST 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 2018

TIF NAME: **Central Business District**

Special Tax Allocation Fund Balance at Beginning of Reporting Period $ 319,696

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	$ 212,374		0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 2,049		0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____________; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund	$ 214,423		
Cumulative Total Revenues/Cash Receipts		$ -	0%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 128,283		
Transfers to Municipal Sources			
Distribution of Surplus			
Total Expenditures/Disbursements	$ 128,283		
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	$ 86,140		
FUND BALANCE, END OF REPORTING PERIOD*	$ 405,836		

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

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c))

FY 2018

TIF NAME: **Central Business District**

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment project costs)

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Professional services - legal	1,920	
Professional services - audit	350	
Appraisal	4,000	
TIF Study	5,106	
Parking garage study	21,907	
		$ 33,283
2. Annual administrative cost.		
		$ -
3. Cost of marketing sites.		
		$ -
4. Property assembly cost and site preparation costs.		
		$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
Façade, interior and fire awards to Central Business District Businesses	95,000	
		$ 95,000
6. Costs of the constructuion of public works or improvements.		
		$ -

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.		
		$ -

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		**$ 128,283**

Section 3.2 B

FY 2018

TIF NAME: **Central Business District**

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

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

Name	Service	Amount
Walker Parking Consultants	Parking garage study	$ 21,907.00
536 Crescent Building, LLC	Façade award	$ 15,000.00
Blackberry Market, Inc	Façade and interior award	$ 30,000.00
Common Good Bar Dom LLC	Façade, fire prevention and interior awa	$ 27,500.00
Milk and Honey Spa	Interior award	$ 15,000.00

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: **Central Business District**
FUND BALANCE BY SOURCE $ 405,836

1. Description of Debt Obligations

	Amount of Original Issuance	Amount Designated
2018 General Obligation Bonds	$ 9,900,000	$ -

Total Amount Designated for Obligations	$ 9,900,000	$ -

2. Description of Project Costs to be Paid

Total Amount Designated for Project Costs	$ -
TOTAL AMOUNT DESIGNATED	$ -
SURPLUS/(DEFICIT)	$ 405,836

FY 2018
ANNUAL TAX INCREMENT FINANCE REPORT

STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA

Name of Municipality:	Village of Glen Ellyn	Reporting Fiscal Year:	**2018**
County:	DuPage	Fiscal Year End:	12/31/2018
Unit Code:			

TIF Administrator Contact Information

First Name:	Mark	Last Name:	Franz		
Address:	535 Duane Street	Title:	Village Manager		
Telephone:	(630) 469-5000	City:	Glen Ellyn	Zip:	60137
E-mail-required	mfranz@glenellyn.org				

I attest to the best of my knowledge, that this FY 2018 report of the redevelopment project area(s)

in the City/Village of: Glen Ellyn

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.].

____ _________________________

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 <u>EACH</u> TIF DISTICT

Name of Redevelopment Project Area	Date Designated	Date Terminated
Roosevelt Road	10/14/2013	

*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 2018

Name of Redevelopment Project Area (below):
Roosevelt Road
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:	Retail and Other Commercial
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 (labled 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 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 MUST 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 2018

TIF NAME: **Roosevelt Road**

Special Tax Allocation Fund Balance at Beginning of Reporting Period $ 18,818

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	$ 83,053	$ 152,431	100%
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%
Other (identify source _____________; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund	$ 83,053		
Cumulative Total Revenues/Cash Receipts		$ 152,431	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 25,000		
Transfers to Municipal Sources			
Distribution of Surplus			
Total Expenditures/Disbursements	$ 25,000		
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	$ 58,053		
FUND BALANCE, END OF REPORTING PERIOD*	$ 76,871		

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

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c))

FY 2018

TIF NAME: **Roosevelt Road**

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment project costs)

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Appraisal	10,000	
		$ 10,000
2. Annual administrative cost.		
		$ -
3. Cost of marketing sites.		
		$ -
4. Property assembly cost and site preparation costs.		
		$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
Fire Prevention award	15,000	
		$ 15,000
6. Costs of the constructuion of public works or improvements.		
		$ -

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.		
		$ -

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		**$ 25,000**

Section 3.2 B

FY 2018

TIF NAME: **Roosevelt Road**

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

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

Name	Service	Amount
JS Fort Group, Inc	Fire Prevention Award	$ 15,000.00

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: Roosevelt Road
FUND BALANCE BY SOURCE $ 76,871

1. Description of Debt Obligations

	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	$ -	$ -

2. Description of Project Costs to be Paid

Total Amount Designated for Project Costs	$ -
TOTAL AMOUNT DESIGNATED	$ -
SURPLUS/(DEFICIT)	$ 76,871

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: **Roosevelt Road**

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)
PAGE 1

FY 2018

TIF Name: **Roosevelt Road**

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.	
2. The Municipality **DID** undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. 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:

TOTAL:	**11/1/99 to Date**	**Estimated Investment for Subsequent Fiscal Year**	**Total Estimated to Complete Project**
Private Investment Undertaken (See Instructions)	$ 171,116	$ 171,116	$ -
Public Investment Undertaken	$ 27,500	$ 27,500	$ -
Ratio of Private/Public Investment	6 2/9		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: Fire Prevention Award Programs

Private Investment Undertaken (See Instructions)	$ 171,116	$ 171,116	
Public Investment Undertaken	$ 27,500	$ 27,500	
Ratio of Private/Public Investment	6 2/9		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

PAGE 2 **ATTACH ONLY IF PROJECTS ARE LISTED**

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

PAGE 3 **ATTACH ONLY IF PROJECTS ARE LISTED**

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 the complete TIF report

SECTION 6
FY 2018

TIF NAME: **Roosevelt Road**

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
2013	$ 9,637,919	$ 10,726,120

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

______ Check if 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	X
Map of District	X

VILLAGE OF GLEN ELLYN, ILLINOIS

Nonmajor Governmental - Special Revenue Funds

Combining Balance Sheet
December 31, 2018

	Motor Fuel Tax	Central Business District TIF	Roosevelt Road TIF	Fire Services	Forfeiture	Totals
ASSETS						
Cash and Investments	$ 816,123	405,836	76,871	2,030,459	563,887	3,893,176
Receivables - Net of Allowances						
Property Taxes	-	212,123	83,021	334,186	-	629,330
Accounts	-	-	-	276,263	-	276,263
Due from Other Governments	60,309	-	-	-	-	60,309
Total Assets	876,432	617,959	159,892	2,640,908	563,887	4,859,078
LIABILITIES						
Accounts Payable	21,983	-	-	11,998	1,692	35,673
Accrued Payroll	-	-	-	902	-	902
Due to Other Funds	2,655				39,274	41,929
Unearned Revenue	-	-	-	-	467,299	467,299
Total Liabilities	24,638	-	-	12,900	508,265	545,803
DEFERRED INFLOWS OF RESOURCES						
Property Taxes	-	212,123	83,021	334,186	-	629,330
Total Liabilities and Deferred Inflows of Resources	24,638	212,123	83,021	347,086	508,265	1,175,133
FUND BALANCES						
Restricted	720,528	283,086	76,871	2,161,657	55,622	3,297,764
Committed	131,266	122,750	-	132,165	-	386,181
Total Fund Balances	851,794	405,836	76,871	2,293,822	55,622	3,683,945
Total Liabilities, Deferred Inflows of Resources and Fund Balances	876,432	617,959	159,892	2,640,908	563,887	4,859,078

VILLAGE OF GLEN ELLYN, ILLINOIS

Nonmajor Governmental - Special Revenue Funds

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
For the Fiscal Year Ended December 31, 2018

	Motor Fuel Tax	Central Business District TIF	Roosevelt Road TIF	Fire Services	Forfeiture	Totals
Revenues						
Taxes	$ -	212,374	83,053	243,014	-	538,441
Intergovernmental	710,715	-	-	-	495,596	1,206,311
Charges for Services	-	-	-	1,624,540	-	1,624,540
Interest	15,566	2,049	-	19,275	10,391	47,281
Miscellaneous	9,239	-	-	(47)	-	9,192
Total Revenues	735,520	214,423	83,053	1,886,782	505,987	3,425,765
Expenditures						
General Government	-	128,283	25,000	-	-	153,283
Public Safety	-	-	-	607,106	202,336	809,442
Highways and Streets	643,313	-	-	-	-	643,313
Capital Outlay	-	-	-	1,023,561	23,061	1,046,622
Total Expenditures	643,313	128,283	25,000	1,630,667	225,397	2,652,660
Excess (Deficiency) of Revenues Over (Under) Expenditures	92,207	86,140	58,053	256,115	280,590	773,105
Other Financing (Uses)						
Transfers Out	-	-	-	-	(300,000)	(300,000)
Net Change in Fund Balances	92,207	86,140	58,053	256,115	(19,410)	473,105
Fund Balances - Beginning	759,587	319,696	18,818	2,037,707	75,032	3,210,840
Fund Balances - Ending	851,794	405,836	76,871	2,293,822	55,622	3,683,945

VILLAGE OF GLEN ELLYN, ILLINOIS

Central Business District TIF - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2018
(with Comparative Actual Amounts for the Fiscal Year Ended December 31, 2017)

	12/31/18			
	Original Budget	Final Budget	Actual	12/31/17 Actual
Revenues				
Taxes				
Property Taxes	$ 155,200	155,200	212,374	147,808
Interest	800	800	2,049	995
Total Revenues	156,000	156,000	214,423	148,803
Expenditures				
General Government				
Contracted Services				
Façade/Interior Awards	125,000	210,250	95,000	42,250
Legal - General Counsel	-	-	1,920	-
Professional Services - Audit	350	350	350	340
Professional Services - Other	29,000	29,000	31,013	17,890
Capital Outlay				
Capital Improvements	200,000	200,000	-	-
Total Expenditures	354,350	439,600	128,283	60,480
Net Change in Fund Balance	(198,350)	(283,600)	86,140	88,323
Fund Balance - Beginning			319,696	231,373
Fund Balance - Ending			405,836	319,696

VILLAGE OF GLEN ELLYN, ILLINOIS

Roosevelt Road TIF - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2018
(with Comparative Actual Amounts for the Fiscal Year Ended December 31, 2017)

	12/31/18			
	Original Budget	Final Budget	Actual	12/31/17 Actual
Revenues				
Taxes				
Property Taxes	$ 400,000	400,000	83,053	37,346
Interest	100	100	-	-
Total Revenues	400,100	400,100	83,053	37,346
Expenditures				
General Government				
Contractual Services				
Award Program	-	30,000	15,000	-
Professional Services - Other	30,000	30,000	10,000	-
Capital Outlay				
Capital Improvements	52,000	52,000	-	-
Total Expenditures	82,000	112,000	25,000	-
Net Change in Fund Balance	318,100	288,100	58,053	37,346
Fund Balance - Beginning			18,818	(18,528)
Fund Balance - Ending			76,871	18,818