

**Item #6A:**  
**Village Trustee Barry**  
Report Of TIF JRB Meeting - April 17, 2015

**RECEIVED**

APR 03 2015

**JOINT REVIEW BOARD MEETING VILLAGE OF LONG GROVE**

**DOWNTOWN/IL RT. 83 TIF  
VILLAGE OF LONG GROVE  
(FY 2014 Review)**

**Village Hall, Long Grove, Illinois  
3110 Old McHenry Road  
Long Grove IL 60047**

**Meeting Notice and Agenda**

**April 17, 2015 - 12:00 noon**

1. Call to Order
2. Introduction of Representatives of Taxing Districts and Public Member
3. Selection of Chairperson
4. Review Status of TIF (FY 2013 Annual Report\*)
5. Review Effectiveness of TIF
6. Approval of Minutes for July 22, 2014 Joint Review Board combined meeting for FY2009 through FY2013\*\*
7. Public Comment
8. Other Business
9. Adjournment

\* Enclosed for JRB Members

\*\* To be provided at meeting

**VILLAGE OF LONG GROVE  
DOWNTOWN/IL RT. 83 TAX INCREMENT FINANCE DISTRICT  
TAXING DISTRICT DISTRIBUTION LIST (2015)**

**(ALL NOTICES MAILED VIA CERTIFIED MAIL/RETURN RECEIPT REQUESTED)**

<p>Lake County* Attn: County Clerk 18 N. County St., Room 101 Waukegan, IL 60085</p>	<p>Village of Long Grove* Attn: Village Manager 3110 Old McHenry Road Long Grove, IL 60047</p>
<p>Lake County Forest Preserve District* Steve Neaman, Director of Finance 1899 West Winchester Road Libertyville, IL 60048</p>	<p>Long Grove Fire Protection District* Attn: President, Board of Trustees 1165 Old McHenry Road Long Grove, IL 60047</p>
<p>Vernon Township* Attn: Township Supervisor 3050 N. Main Street Buffalo Grove, IL 60089</p>	<p>Long Grove Park District* Attn: President 3849 Old McHenry Rd. Long Grove, IL 60047</p>
<p>Lake County College District* Attn: President Office of the President Location A207 19351 W. Washington Street Grayslake, IL 60030-1198</p>	<p>Vernon Area Public Library District* Attn: Library Director 300 Olde Half Day Road Lincolnshire, IL 60069</p>
<p>School District 125* Attn: Superintendent Administrative Offices Two Stevenson Drive Lincolnshire, IL 60069</p>	<p>School District 96* Attn: Superintendent 1050 Ivy Hall Lane Buffalo Grove, IL 60089</p>
<p>Illinois Department of Commerce and Economic Opportunity Attn: Director 620 East Adams Street Springfield, IL 62701</p>	<p>Karen Schmitt, Public Member* _____ RFD Long Grove, IL 60047</p>

\* Designates Joint Review Board Member

**VILLAGE OF LONG GROVE  
DOWNTOWN/IL RT. 83 TAX INCREMENT FINANCE DISTRICT  
INTERESTED PARTIES DISTRIBUTION LIST (2015)**

**(ALL NOTICES MAILED VIA CERTIFIED MAIL/RETURN RECEIPT REQUESTED)**

Scott Bauer 5881 RFD Long Grove, IL 60047	Haig & Monica Bedrosian 5129 RFD Long Grove, IL 60047
Chris Covington 4140 RFD Long Grove, IL 60047	Alan G. Cutler 3111 Old McHenry Road Long Grove, IL 60047
Bob Duncan GCP Long Grove, LLC 560 Oakwood Ave., #100 Lake Forest, IL 60045	Nina Happ 4827 RFD Long Grove, IL 60047
Patrice Jones 4120 RFD Long Grove, IL 60047	Jeff Kazmer 1131 RFD Long Grove, IL 60047
Michele Marek 5658 RFD Long Grove, IL 60047	Delena McLaughlin 4560 RFD Long Grove, IL 60047
Mel Towner 209 Robert Parker Coffin Road Long Grove, IL 60047	Anne M. Roche 3282 RFD Long Grove, IL 60047
Don & Penny Silich 4408 RFD Long Grove, IL 60047	Michael D. Smith 4142 RFD Long Grove, IL 60047

**Minutes of the  
JOINT REVIEW BOARD MEETING  
DOWNTOWN/IL RT. 83 TIF  
VILLAGE OF LONG GROVE  
(FY 2009 through FY2013 Review)**

Village Hall, Long Grove, Illinois  
3110 Old McHenry Road  
Long Grove IL 60047

**July 22, 2014**

1. **Call to Order.**

Village of Long Grove representative Trustee Joe Barry called the meeting to order at 9:12 a.m.

2. **Introduction of Representatives of Taxing Districts and Public Member**

The following members of the Joint Review Board were in attendance:

- Village of Long Grove: Trustee Joseph Barry
- Long Grove Fire Protection District: Trustee David Klein
- Public Member: Karen Schmidt

Other members of the public were in attendance, including representatives of the Long Grove Fire Protection District and the Village Manager and Village Attorney of the Village of Long Grove.

3. **Selection of Chairperson.** Member Schmidt moved, seconded by Member Klein, to appoint Member Barry as Chairperson. On a voice vote, all ayes. Member Barry thereafter oversaw the meeting as Chair.

4. **Review Status of TIF (FY 2009 Annual Report through FY 2013)**

Chairperson Barry requested Long Grove Village Attorney Filippini to review the status of the TIF District. Mr. Filippini reviewed the TIF projects, the financing and the security for the financing, the revenue stream from the TIF, the Village's own investment in the TIF and how it was documented. He also explained the delay in filing the annual TIF Reports, which related primarily to the complications in the funding for the TIF financing, particularly with respect to the Sunset Grove portion of the TIF. Mr. Filippini also reported that the Village has made a contribution to the TIF Fund representing 10% of the TIF revenues, as is required under the TIF Act. Questions were asked about the scope of the Archer Lot project set forth in the TIF Reports, to which Messrs. Lothspeich and Filippini responded.

5. **Review Effectiveness of TIF**

The members of the Joint Review Board and the public discussed possible projects and activities for the TIF District, including the installation of a water line to the downtown, the possibility of burying utility lines, streetscape improvements, and possible modifications of Old McHenry Road and Robert Parker Coffin Road.

Questions were asked about the effect of declining property values in the downtown and the impact on the TIF.

LGFD representatives urged an update of the Village Fire Codes.

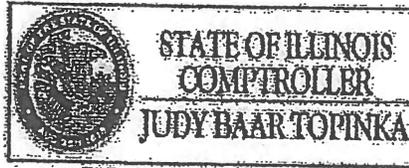
There was also discussion about the possible development or redevelopment of other parcels in the TIF District, including the South 15 acres lying east of Rt. 83, the Triangle Parcel, and the Archer lots.

6. **Public Comment:** There were no additional public comments.

7. **Other Business:** None.

8. **Adjournment:** At 10:22 a.m., Member Schmidt moved, seconded by Member Barry, to adjourn the meeting. On a voice vote, the motion passed and the meeting adjourned.

FY 2014  
ANNUAL TAX INCREMENT FINANCE  
REPORT



Name of Municipality: Long Grove Reporting Fiscal Year: 2014  
 County: Lake Fiscal Year-End: 4/30/2014  
 Unit Code: 049/120/32

TIF Administrator Contact Information			
First Name:	<u>David</u>	Last Name:	<u>Lothspeltch</u>
Address:	<u>3110 Old McHenry Road</u>		Title: <u>Village Manager</u>
Telephone:	<u>847-634-9440</u>	City:	<u>Long Grove</u> Zip: <u>60047</u>
Mobile:		E-mail:	<u>dlothspeltch@longgrove.net</u>
Mobile Provider:		Best way to contact:	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Phone <input type="checkbox"/> Mobile <input type="checkbox"/> Mail

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of Long Grove 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.]

[Signature] 12/19/14  
 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		
Name of Redevelopment Project Area	Date Designated	Date Terminated
<u>Long Grove Downtown/IL Rt. 83 TIF District</u>	<u>2/25/2008</u>	

\*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 2014**

Name of Redevelopment Project Area:	Long Grove Downtown/IL RE 83 TIF District
Primary Use of Redevelopment Project Area:	Combination/Mixed
If "Combination/Mixed" List Component Types:	Business District/Retail
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

	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	<input checked="" type="checkbox"/>	
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		<input checked="" type="checkbox"/>
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		<input checked="" type="checkbox"/>
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		<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>	
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	<input checked="" type="checkbox"/>	
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	<input checked="" type="checkbox"/>	
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	<input checked="" type="checkbox"/>	
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	<input checked="" type="checkbox"/>	
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	<input checked="" type="checkbox"/>	
Cumulatively, have deposits 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		<input checked="" type="checkbox"/>
Cumulatively, have deposits of incremental 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		<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>	

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

SECTION 3.2 A: (66 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

FY 2014

Long Grove Downtown IL R183 TIF District

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
(by category of permissible redevelopment cost; amounts expended during reporting period)

FOR AMOUNTS > \$10,000 SECTION 1.2 B M		CO FILE
Category of Permissible Redevelopment Cost: (66 ILCS 5/11-74.4-3 (a) and 65 ILCS 5/11-74.6-10 (a))	Amounts	Reporting Fiscal Year
<b>1. Costs of studies, administration and professional services--Subsections (a)(1) and (a)(1)</b>		
Administrative Expenses	4,000	
Legal Expenses	17,020	
Auditing/Bookkeeping Costs	9,118	
Bank Fees	128	
<b>2. Cost of marketing sites--Subsections (a)(1.6) and (a)(1.6)</b>		
<b>3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (a)(2), (a)(2) and (a)(2)</b>		
<b>4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (a)(3) and (a)(3)</b>		
<b>5. Costs of construction of public works and improvements. Subsection (a)(4) and (a)(5)</b>		
Sunset Grove Capital Improvements	596,632	
Bridge	6,777	
Streetscape	10,195	
Water System (including "Transfer Out" parcel)	585,008	
Stemple Parking Lot	4,124	
<b>6. Costs of removing contaminants required by environmental laws or rules (a)(6) - Industrial Jobs Recovery TIFs ONLY</b>		

SECTION 3.2.A

PAGE 2

7. Cost of job training and retraining, including "welfare to work" programs: Subsection (j)(5) (j)(7) and (o)(12)		
8. Financing costs: Subsection (q)(6) and (o)(8)		
Interest on tax increment revenue bonds		
Interest on TIF Bonds (Series 2009A and B and Series 2011A)		
Principal payment on tax increment revenue bonds		
9. Approved 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)(25) - Tax Increment Allocation Redevelopment TIFs ONLY		
11. Relocation costs: Subsection (q)(8) and (o)(10)		
12. Payments in lieu of taxes: Subsection (q)(9) and (o)(11)		
13. Costs of job training, retraining advanced vocational or career education provided by other tax bodies: Subsection (q)(10) and (o)(12)		





**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 2014  
 Long Grove Downtown/IL Rt 83 TIF District

Fund Balance at Beginning of Reporting Period \$ (2,009,656)

NOTE: Prior reports were presented using a "cash basis" approach; this report is presented using a "modified accrual basis for accounting to conform to audited financial statements."

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 208,157	\$ 531,171	5%
State Sales Tax Increment	\$ 222,261	\$ 678,756	6%
Local Sales Tax Increment	\$ 61,586	\$ 310,800	1%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 221	\$ 421	0%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ 9,028,304	82%
Transfers from Municipal Sources	\$ 20,816	\$ 683,887	6%
Private Sources	\$ -	\$ -	0%
Other (Identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

\*must be completed where Reporting Year is populated.

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period \$ 513,041

Cumulative Total Revenues/Cash Receipts \$ 11,033,939 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 1,865,189

Distribution of Surplus \$ -

Total Expenditures/Disbursements: \$ 1,865,189

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ (1,352,148)

FUND BALANCE, END OF REPORTING PERIOD\* \$ (3,361,804)

\* 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) \$ (12,863,274)

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2014:

Long Grove Downtown/L Rt 83 TIF District

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

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 2014

Long Grove, Downtown/IL Rt 83 TIF District

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 NO projects were undertaken by the Municipality Within the Redevelopment Project Area: \_\_\_\_\_

ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below. 10

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 28,085,000	\$ -	\$ 28,085,000
Public Investment Undertaken	\$ 9,193,221	\$ 575,000	\$ 9,768,221
Ratio of Private/Public Investment	3: 5/91		3: 5/23

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

Sunset Grove Capital Improvements

Private Investment Undertaken (See Instructions)	\$ 25,000,000	\$ -	\$ 25,000,000
Public Investment Undertaken	\$ 2,622,697	\$ -	\$ 2,622,697
Ratio of Private/Public Investment	9: 33/62		10

Project 2:

Covered Bridge Repair

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 213,260	\$ 500,000	\$ 713,260
Ratio of Private/Public Investment	0		0

Project 3:

Old Mahanoy Road Modern Roundabout

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 93,121	\$ -	\$ 93,121
Ratio of Private/Public Investment	0		0

Project 4:

Streetscapes

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 36,720	\$ -	\$ 36,720
Ratio of Private/Public Investment	0		0

Project 5:

IL Rt 83 Public Water System

Private Investment Undertaken (See Instructions)	\$ 3,000,000	\$ -	\$ 3,000,000
Public Investment Undertaken	\$ 1,304,552	\$ -	\$ 1,304,552
Ratio of Private/Public Investment	2: 3/10		2: 3/10

Project 6:

Robert Parker Coffin Road Paving

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 208,936	\$ -	\$ 208,936
Ratio of Private/Public Investment	0		0

<b>Project 7:</b>			
Downtown Wayfinding Signs			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 8,351	\$ 75,000	\$ 84,351
Ratio of Private/Public Investment	0		0

<b>Project 8:</b>			
Stempel Parking Lot			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 12,560		\$ 12,560
Ratio of Private/Public Investment	0		0

<b>Project 9:</b>			
Burial of Com Ed Lines			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 85,000		\$ 85,000
Ratio of Private/Public Investment	5.2/3		5.2/3

<b>Project 10:</b>			
Archee Lot			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 4,677,024		\$ 4,677,024
Ratio of Private/Public Investment	0		0

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

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

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

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

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

<b>Project 16:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 17:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 18:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 19:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 20:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 21:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 22:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 23:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 24:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
<b>Project 25:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0



**ATTACHMENT B**  
**CEO CERTIFICATION**



December 18, 2014

RE: Village of Long Grove Certificate of Compliance  
Village of Long Grove Downtown/Il. Rt. 83 Tax Increment Finance District  
For Fiscal Year Ending April 30, 2014

I, Angie Underwood, the duly elected chief executive officer of the Village of Long Grove, County of Lake, State of Illinois, do hereby certify that to the best of my knowledge, the Village of Long Grove has complied with all requirements pertaining to the Illinois Tax Increment Allocation Redevelopment Act during the municipal fiscal year that ended on April 30, 2014.

Sincerely,

Angela Underwood  
Village President  
Village of Long Grove

**ATTACHMENT C**  
**LEGAL COUNSEL CERTIFICATION**

# **FILIPPINI LAW FIRM**

Tel 312.300.6554  
Fax 312.324.0668

Filippini Law Firm, LLP  
990 Grove Street  
Suite 220  
Evanston, IL 60201  
[www.filippinilawfirm.com](http://www.filippinilawfirm.com)

Victor P. Filippini, Jr.  
312.300.6549  
[Victor.Filippini@filippinilawfirm.com](mailto:Victor.Filippini@filippinilawfirm.com)

31 December 2014

Village President Maria Rodriguez and the Board of Trustees  
Village of Long Grove  
3110 RFD  
Long Grove, Illinois 60047

Re: The Village of Long Grove  
Village of Long Grove Downtown/IL Rt. 83 Tax Increment Finance District  
Annual Report For Fiscal Year Ending April 30, 2014

Dear President Underwood and Trustees:

This letter confirms that, as the Village Attorney for the Village of Long Grove, Illinois, I have reviewed all information provided to me by the Village administration, staff and consultants regarding the Village's Annual Tax Increment Finance Report for the fiscal year ending 30 April 2014. Based on such information, and to the best of my knowledge and belief, it is my opinion that the Village of Long Grove has substantially conformed to all applicable requirements of the Illinois Tax Increment Allocation Redevelopment Act for the fiscal year ending 30 April 2014.

Very truly yours,

  
Victor P. Filippini, Jr.  
Village Attorney

cc: David Lothspeich, Village Manager

## ATTACHMENT D

### ACTIVITIES IN FURTHERANCE OF THE REDEVELOPMENT PLAN

The *Village of Long Grove Downtown Ill. Rt. 83 Redevelopment Plan and Project* (the "Redevelopment Plan") was approved in February, 2008. Goals and objectives of the Redevelopment Plan include, *inter alia*, the following:

- Encourage economic development in the Redevelopment Project Area that is consistent with the comprehensive plan of for the development of the Village as a whole.
- Encourage a high quality appearance of buildings, rights-of-way, and open spaces and encourage high standards of design.
- Strengthen the economic well-being of the Redevelopment Project Area and the Village by increasing business activity, tax base, and job opportunities.
- Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with the Redevelopment Plan and contemporary development needs and standards.
- Provide needed public improvements or facilities.
- Provide new retail options for the Village.
- 

During Fiscal Year 2014, the Village has focused on improvements associated with the Sunset Grove development at Illinois Route 83 and Aptakisic Road.

**ATTACHMENT K/L**

**Financial Statement**

**VILLAGE OF LONG GROVE  
DOWNTOWN TAX INCREMENTAL DISTRICT**  
Long Grove, Illinois

**FINANCIAL STATEMENTS**

Including Independent Auditors' Report

As of and for the Year Ended April 30, 2014

**VILLAGE OF LONG GROVE  
DOWNTOWN TAX INCREMENTAL DISTRICT**

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As of and for the Year Ended April 30, 2014

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Baker Tilly Withrow Kneipe, LLP  
Ten Terrace Circle, Box 3398  
Madison, WI 53707-3398  
Tel: 608.249.6611  
Fax: 608.249.8531  
bakertilly.com

## INDEPENDENT AUDITORS' REPORT

To the Village Board  
Village of Long Grove  
Long Grove, Illinois

### Report on the Financial Statements

We have audited the accompanying Balance Sheet and Statement of Revenues, Expenditures, and Changes in Fund Balance of the Village of Long Grove's Downtown Tax Incremental District ("the district") as of and for the year ended April 30, 2014, and the related notes to the financial statements.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America. This includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditors' Responsibility

Our responsibility is to express an opinion on these 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 financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the district's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the district's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

To the Village Board  
Village of Long Grove

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the district as of April 30, 2014 and the changes in its financial position therefor for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

**Emphasis of Matters**

As discussed in Note 1, the financial statements present only the transactions of the district and do not purport to, and do not present fairly, the financial position of the Village of Long Grove, Illinois, as of April 30, 2014, and the changes in its financial position and, where applicable, its cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

As discussed in Note 1, the district adopted the provisions of GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, effective May 1, 2013. Our opinion is not modified with respect to this matter.

**Other Matter**

**Required Supplementary Information**

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. Our opinion on the financial statements is not affected by this missing information.

**Report on Other Legal and Regulatory Requirements**

We have also issued our report dated December 1, 2014 on our tests of its compliance with the State of Illinois Public Act 85-1142. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance.

*Brian Dally Vinton, CPA*  
Madison, Wisconsin  
December 1, 2014

**VILLAGE OF LONG GROVE  
DOWNTOWN TAX INCREMENTAL DISTRICT**

BALANCE SHEET  
As of April 30, 2014

<b>ASSETS</b>	
Cash and investments	\$ 630,532
Receivables	
Taxes	300,802
Accounts	525,641
Due from other funds	10,201
Restricted cash and investments	<u>445,004</u>
<b>TOTAL ASSETS</b>	<b>\$ <u>1,912,180</u></b>
 <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>	
Liabilities	
Accounts payable	\$ 155
Advances from other funds	<u>5,023,307</u>
Total Liabilities	<u>5,023,462</u>
 Deferred Inflows of Resources	
Unearned revenue	229,410
Unavailable revenue	<u>21,112</u>
Total Deferred Inflows of Resources	<u>250,522</u>
 Fund Balance	
Restricted for debt service	445,004
Unassigned (deficit)	<u>(3,806,808)</u>
Total Fund Balance (Deficit)	<u>(3,361,804)</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>	<b>\$ <u>1,912,180</u></b>

See accompanying notes to financial statements.

**VILLAGE OF LONG GROVE  
DOWNTOWN TAX INCREMENTAL DISTRICT**

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
For the Year Ended April 30, 2014**

<b>REVENUES</b>	
Taxes	
Tax increment	\$ 208,157
Business district sales taxes	28,971
Non-home rule sales taxes	32,615
Sales taxes	222,261
Investment income	221
Total Revenues	<u>492,225</u>
<b>EXPENDITURES</b>	
Current	
Conservation and development	30,265
Capital outlay	647,009
Debt service	
Principal on long-term debt	75,000
Interest on bonds	333,750
Interest on advances	230,999
Total Expenditures	<u>1,317,023</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(824,798)</u>
<b>OTHER FINANCING SOURCES (USES)</b>	
Transfers in	20,816
Transfers out	<u>(548,166)</u>
Total Other Financing Sources	<u>(527,350)</u>
Net Change in Fund Balance	(1,352,148)
FUND BALANCE (DEFICIT) - Beginning of Year	<u>(2,009,656)</u>
<b>FUND BALANCE (DEFICIT) - END OF YEAR</b>	<b><u>\$ (3,361,804)</u></b>

See accompanying notes to financial statements.

**VILLAGE OF LONG GROVE  
DOWNTOWN TAX INCREMENTAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS**  
As of and for the Year Ended April 30, 2014

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**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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The accounting policies of the Village of Long Grove's Downtown Tax Incremental District (the "district") conform to generally accepted accounting principles as applicable to governmental units.

The Village of Long Grove uses the criteria set forth by the Governmental Accounting Standards Board to determine the scope of the reporting entity of the Downtown Tax Incremental District. The accompanying financial statements reflect all the significant operations of the Village of Long Grove's Downtown Tax Incremental District.

In March 2012, the GASB issued Statement No. 65 – *Items Previously Reported as Assets and Liabilities*. This statement establishes accounting and financial reporting standards that reclassify, as deferred outflows of resources of deferred inflows of resources, certain items that were previously reported as assets and liabilities and recognizes, as outflows of resources or inflows of resources, certain items that were previously reported as assets and liabilities. This standard was implemented effective May 1, 2013.

**A. DESCRIPTION OF FUND STRUCTURE**

This report contains the financial information of the Village of Long Grove's Downtown Tax Incremental District. The summary statements were prepared from data recorded in the following:

Special Revenue Fund – Downtown Tax Incremental District

Detailed descriptions of the purpose of this fund can be found in the Village of Long Grove's basic financial statements.

The district was created under the provisions of Illinois Statue Section 65 ILCS 5/11-74.4. The purpose of that section is to allow a municipality to recover development and improvements costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the district. The tax on the increased value is called a tax increment.

**B. BASIS OF ACCOUNTING**

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

District increments are recorded as revenues in the year due. Sales taxes are recorded when they are measurable and available. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the village is entitled to the aids.

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.

**VILLAGE OF LONG GROVE  
DOWNTOWN TAX INCREMENTAL DISTRICT**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended April 30, 2014

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**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)**

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***C. USE OF ESTIMATES***

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

***D. MEASUREMENT FOCUS***

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as deferred revenue or nonspendable fund balance. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

***E. PROJECT PLAN BUDGET***

The estimated revenues and expenditures of the district are adopted in the project plan. Those estimates are for the entire life of the district, and may not be comparable to interim results presented in this report.

***F. RECEIVABLES***

Property taxes for levy year 2013 attach as an enforceable lien on January 1, 2013, on property values assessed as of the same date. Taxes are levied by December following the lien date (by passage of a Tax Levy Ordinance). The tax levy, which attached as an enforceable lien on the property as of January 1, has been recorded as a receivable as of April 30, 2014.

Tax bills for levy years are prepared by Lake County and issued on or about March 1, and September 1, and are payable in two installments, on or about April 1, and October 1, or within 30 days of the tax bills being issued.

The county collects such taxes and remits them periodically. The 2013 property tax levy is recognized as a receivable and deferred inflow in fiscal 2014, net of amounts already collected. As the taxes become available to finance current expenditures, they are recognized as revenues. At April 30, 2014, the property taxes receivable and unavailable tax revenue consisted of the estimated amount collectible from the 2013 levy.

***G. LONG-TERM DEBT***

Short-term debt is recorded as a fund liability. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

**VILLAGE OF LONG GROVE  
DOWNTOWN TAX INCREMENTAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended April 30, 2014**

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**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)**

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**H. CLAIMS AND JUDGMENTS**

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

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**NOTE 2 – CASH AND TEMPORARY INVESTMENTS**

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The district invests its funds in accordance with the provisions of the Illinois Statutes.

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

The district, as a fund of the village, maintains separate cash and investment accounts at the same financial institutions utilized by the village. Federal depository and National Credit Union Administration insurance applies to the Village of Long Grove as an individual municipality, and, accordingly, the amount of insured funds is not determinable for the district.

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**NOTE 3 – RESTRICTED ASSETS – RESERVE FUND**

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The district reports restricted assets in the amount of \$445,004. This balance is to account for resources held in a bank account according to the Tax Compliance Certificate and Agreement dated September 29, 2010. These funds were part of \$4,450,000 limited obligation tax increment revenue bonds issued in 2010. The amount required to be maintained in the reserve fund is specified by the Indenture.

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**NOTE 4 – REVENUE DEBT**

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The village has pledged future tax increment and other tax revenues, net of specified operating expenses, to repay \$4,450,000 in limited obligation tax increment revenue bonds issued in September of 2010. Proceeds from the bonds provided financing for the Sunset Grove project. The bonds are payable solely from incremental taxes, business district taxes, and certain sales tax revenues from the property described as the Sunset Grove Property pursuant to the Indenture and by other pledged revenues and are payable through January 1, 2030. Annual principal and interest payments on the bonds are expected to require 37.92% of gross revenues. The total principal and interest remaining to be paid on the bonds is \$7,895,125. Principal and interest paid for the current year and total gross revenues were \$408,750 and \$358,616, respectively.

**VILLAGE OF LONG GROVE  
DOWNTOWN TAX INCREMENTAL DISTRICT**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended April 30, 2014

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**NOTE 4 – REVENUE DEBT (cont.)**

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Revenue debt payable at April 30, 2014, consists of the following:

<i>Revenue Debt</i>					
<u>Revenue Debt</u>	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Interest Rate</u>	<u>Original Indebtedness</u>	<u>Balance April 30, 2014</u>
Limited obligation tax increment revenue bonds, Series 2010	9/29/2010	01/01/2030	7.50%	\$ 4,450,000	\$ 4,375,000
<b>Total Revenue Debt</b>					<b>\$ 4,375,000</b>

Debt service requirements to maturity are as follows:

<u>Years Ended April 30</u>	<u>Principal</u>	<u>Interest</u>
2015	\$ 110,000	\$ 328,125
2016	150,000	319,875
2017	120,000	308,625
2018	130,000	299,625
2019	150,000	289,875
2020 – 2024	1,145,000	1,242,000
2025 – 2029	2,015,000	690,375
2030	555,000	41,625
<b>Totals</b>	<b>\$ 4,375,000</b>	<b>\$ 3,520,125</b>

**VILLAGE OF LONG GROVE  
DOWNTOWN TAX INCREMENTAL DISTRICT**

NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended April 30, 2014

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**NOTE 5 – ADVANCES FROM OTHER FUNDS**

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Following is a summary of the advances from other funds:

General Fund	\$ 2,775,230
Open Spaces Fund	<u>2,248,077</u>
Total	<u>\$ 5,023,307</u>

The general fund of the village is advancing funds to the district. The amount advanced at April 30, 2014 was \$2,775,230. The advance is the combination of four amounts: 1) \$2,463,763 from funds advanced since the district's inception as authorized on December 8, 2009, the date upon which Ordinance No. 2009-O-44 was approved by the village board. This ordinance provided for the borrowing of up to \$3,000,000 between the general fund and district at a rate of 4% with scheduled principal payments of \$250,000 every December 1, commencing on December 1, 2010 and continuing through December 1, 2021; 2) \$197,769 of interest due on the advance; 3) \$37,282 of arrearage charges applied to the unpaid, scheduled principal and interest payments; and 4) \$76,416 of interest being charged on the portion of the advance prior to December 8, 2009. The amount advanced is determined by the deficiency of revenues over expenditures and other financing sources since the district's inception.

The open spaces fund of the village is advancing funds to the district. The advance has been authorized by two Ordinances. Ordinance No. 2009-O-43 provides for the borrowing of up to \$1,500,000 between open spaces and the district, and 2011-O-07 provides for the borrowing of up to \$950,000 between Open Spaces and the district. The rate being charged according to these ordinances is 4%. Scheduled principal payments are required every December 1, commencing December 1, 2010 and continuing through December 1, 2019. The balance between open spaces and the downtown TIF fund consists of: 1) \$2,038,125 from funds advanced since the TIF's inception; 2) \$163,050 of interest due on the advance; and 3) \$46,902 of arrearage charges applied to the unpaid, scheduled principal and interest payments. All interest and arrearage charges are paid current as of April 30, 2014.

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**NOTE 6 – TRANSFERS**

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The district transferred \$548,166 to the Special Service Area (SSA) Water fund for deep water well construction costs incurred within the SSA Water fund, which lies within and is a part of the TIF district.

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**NOTE 7 – COMMITMENTS AND CONTINGENCIES**

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From time to time, the village is party to various pending claims and legal proceedings. Although the outcome of such matters cannot be forecasted with certainty, it is of the opinion of management and the village attorney that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the village's financial position or results of operations.

**VILLAGE OF LONG GROVE  
DOWNTOWN TAX INCREMENTAL DISTRICT**

**NOTES TO FINANCIAL STATEMENTS  
As of and for the Year Ended April 30, 2014**

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**NOTE 7 – COMMITMENTS AND CONTINGENCIES (cont.)**

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The Downtown TIF fund has incurred cumulative costs of \$515,641 through April 30, 2014 for the initial development costs of a project within the TIF district. The village has entered into a Redevelopment Agreement with the developer that requires the developer to reimburse the village for these costs if certain conditions within the agreement are not met. If conditions are met, the village is required to waive specified maximum amounts as stipulated in the agreement.

The Redevelopment Agreement establishes a TIF Note whereby developer expenses for public improvements including right-of-way improvements along Aptakisic Road and Illinois Route 83, may be reimbursed to the developer, subject to reductions set forth in the agreement. The actual amount due and owed by the TIF will be reflective of the developer expenses as certified. These costs will be considered principal, and shall bear interest at the rate of 9%, with a maximum of 20 years, following the closing date of the agreement. The TIF issued limited obligation bonds, of which a portion of the proceeds were used to finance these costs. The proceeds were placed in an escrow for the benefit of the developer. As of April 30, 2014, \$10,000 remained in escrow subject to final approval of landscaping and other final costs of the improvements.

The Redevelopment Agreement also authorizes the village to sell certain property, commonly known as the Archer lots, to the developer. The lots, which the village owned prior to the establishment of the Downtown TID, are within the TID and could be sold for redevelopment purposes. Negotiations continue with the developer for this possible sale.



**BAKER TILLY**

Baker Tilly Vinchow Krause, LLP  
Ten Terrace Co., P.O. Box 7328  
Madison, WI 53707-7328  
tel 608 749 6622  
fax 608 249 8582  
bakertilly.com

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH  
THE STATE OF ILLINOIS PUBLIC ACT 85-1142**

To the Village Board  
Village of Long Grove  
Long Grove, Illinois

We have audited the accompanying Balance Sheet and Statement of Revenues, Expenditures, and Changes in Fund Balance of the Village of Long Grove, Illinois Downtown Tax Incremental District (the "district") as of and for the year ended April 30, 2014, and have issued our report thereon dated December 1, 2014. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance with tax increment financing laws, regulations, contracts and the project plan is the responsibility of the Village of Long Grove's management. As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we performed tests of the Village of Long Grove's compliance with provisions in Subsection (d) of Section 11-74.4-3 of 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 the financial statements 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.

This report is intended solely for the information and use of the Village Board, management, the State of Illinois, and others within the Village and is not intended to be, and should not be, used by anyone other than the specified parties.

*Baker Tilly Vinchow Krause, LLP*  
Madison, Wisconsin  
December 1, 2014