**JOINT REVIEW BOARD MEETING**

**DOWNTOWN/IL RT. 83 TIF**
**VILLAGE OF LONG GROVE**
**(FY 2012 Review)**

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

**Meeting Agenda**

**July 22, 2014 - 9:00 a.m.**

1. Call to Order
2. Introduction of Representatives of Taxing Districts and Public Member
3. Selection of Chairperson
4. Review Status of TIF (FY 2012 Annual Report)
5. Review Effectiveness of TIF
6. Public Comment
7. Other Business
8. Adjournment

# FY 2012
# ANNUAL TAX INCREMENT
# FINANCE
# REPORT

| | | | |
|---|---|---|---|
| Name of Municipality | Long Grove | Reporting Fiscal Year | 2012 |
| County | Lake | Fiscal Year End | 4/30/2012 |
| Unit Code | 049/120/32 | | |

**TIF Administrator Contact Information**

| | | | | | |
|---|---|---|---|---|---|
| First Name | David | Last Name | Loftspeich | | |
| Address | 3110 Old McHenry Rd | Title | Village Manager | | |
| Telephone | 847.634.9440 | City | Long Grove | Zip | 60047 |
| E-Mail | [illegible] | | | | |

I attest to the best of my knowledge, this report of the redevelopment project areas in: the 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.], subject to final confirmation by the Village's auditors

Written signature of TIF Administrator — Date: 6/29/2012

**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 |
|---|---|---|
| Long Grove Downtown/ IL Rt. 83 TIF District | 1/26/2008 | |
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*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.]

# FY 2012
# ANNUAL TAX INCREMENT FINANCE REPORT

| | | | |
|---|---|---|---|
| Name of Municipality: | Long Grove | Reporting Fiscal Year: | **2012** |
| County: | Lake | Fiscal Year End: | 4/30/2012 |
| Unit Code: | 049/120/32 | | |

**TIF Administrator Contact Information**

| | | | |
|---|---|---|---|
| First Name: | David | Last Name: | Lothspeich |
| Address: | 3110 Old McHenry Rd. | Title: | Village Manager |
| Telephone: | 847-634-9440 | City: | Long Grove Zip: 60047 |
| E-Mail: | dlothspeich@longgrove.net | | |

I attest to the best of my knowledge, this report of the redevelopment project areas in: the 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.], subject to final confirmation by the Village's auditors.

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 |
|---|---|---|
| Long Grove Downtown/ IL Rt. 83 TIF District | 2/26/2008 | |
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*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 <u>each</u> redevelopment project area listed in Section 1.]**

| | |
|---|---|
| **Name of Redevelopment Project Area:** | Long Grove Downtown/ IL Rt. 83 TIF District |
| **Primary Use of Redevelopment Project Area*:** | Combination/ Mixed |
| **If "Combination/Mixed" List Component Types:** | Business Dist., 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** _____ |

| | No | Yes |
|---|---|---|
| Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] **If yes, please enclose the amendment labeled Attachment A** | X | |
| Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] **Please enclose the CEO Certification labeled Attachment B** | | X |
| Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] **Please enclose the Legal Counsel Opinion labeled Attachment C** | | X |
| Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] **If yes, please enclose the Activities Statement labeled Attachment D** | | X |
| Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] **If yes, please enclose the Agreement(s) labeled Attachment E** | X | |
| Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] **If yes, please enclose the Additional Information labeled Attachment F** | X | |
| Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] **If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G** | | X |
| Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] **If yes, please enclose the Joint Review Board Report labeled Attachment H** | X | |
| Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] **If yes, please enclose the Official Statement labeled Attachment I** | X | |
| Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and deb coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B) **If yes, please enclose the Analysis labeled Attachment J** | | X |
| Cumulatively, have deposits equal or greater than $100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) **If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K** | | X |
| Cumulatively have deposits of incremen [illegible] revenue equal to or greater than $100,000 been made into the special tax allocation fund [illegible] [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] **If yes, please enclose a certified lett[illegible] s[illegible]tatement reviewing compliance with the Act w[illegible] labeled Attachment L** | | X |
| A list of all intergovernmental agreemen[illegible] in effect in FY 2010, to which the municipality is a part, and an accounting of any money tr[illegible] received or received by the municipality during that fiscal year pursuant to those intergovern[illegible]ental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] **If yes, please enclose list only of the [illegible] a[illegible] agreements labeled Attachment M** | X | |

* Types include: Central Business Distric[illegible] Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

**SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))**
**Provide an analysis of the special tax allocation fund.**

Fund Balance at Beginning of Reporting Period $ (786,666)

| Revenue/Cash Receipts Deposited in Fund During Reporting FY: | Reporting Year | Cumulative* | % of Total |
|---|---|---|---|
| Property Tax Increment | $ 60,419 | $ 147,702 | 1.5% |
| State Sales Tax Increment | $ 197,900 | $ 241,903 | 2.5% |
| Local Sales Tax Increment | $ 20,781 | $ 25,315 | 0% |
| State Utility Tax Increment | | | 0% |
| Local Utility Tax Increment | | | 0% |
| Interest | $ 66 | $ 182 | 0% |
| Land/Building Sale Proceeds | | | 0% |
| Bond Proceeds | 888,783 | $ 8,957,071 | 91.5% |
| Transfers from Municipal Sources | $ 223,153 | $ 431,536 | 4.5% |
| Private Sources | | | 0% |
| Other Miscellaneous Revenue | | $ 146 | 0% |

***must be completed where 'Reporting Year' is populated**

**Total Amount Deposited in Special Tax Allocation Fund During Reporting Period** $ 1,391,102

**Cumulative Total Revenues/Cash Receipts** $ 9,803,855 100%

**Total Expenditures/Cash Disbursements** (Carried forward from Section 3.2) $ 1,411,037

**Distribution of Surplus**

**Total Expenditures/Disbursements** $ 1,411,037

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS** $ (19,935)

**FUND BALANCE, END OF REPORTING PERIOD*** $ (806,601)

* 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) and 65 ILCS 5/11-74.6-22 (d) (5))
PAGE 1

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 3.2 B MUST BE COMPLETED

| 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. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1) | | |
| Administration Expenses | 4,000 | |
| Legal expenses | 10,257 | |
| Audit and bookkeeping costs | 18,107 | |
| | | |
| | | |
| | | |
| | | |
| | | $ 32,364 |
| 2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6) | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | $ - |
| 3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3) | | |
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| | | |
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| | | |
| | | $ - |
| 4. Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing public buildings. Subsection (q)(3) and (o)(4) | | |
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| | | |
| | | |
| | | |
| | | $ - |
| 5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5) | | |
| Sunset Grove Capital Improvements | 332,241 | |
| Covered Bridge Repair | 787 | |
| Deep Water Well Project | 415,603 | |
| | | |
| | | |

| | | |
|---|---|---|
| | | |
| | | |
| | | $ 748,631 |
| 6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY | | |
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| | | |
| | | |
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| | | |
| | | |
| | | $ - |
| **SECTION 3.2 A** | | |
| **PAGE 2** | | |
| 7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12) | | |
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| | | |
| | | |
| | | |
| | | |
| | | $ - |
| 8. Financing costs. Subsection (q) (6) and (o)(8) | | |
| Interest on tax increment revenue bonds | 333,750 | |
| Interest on TIF bonds-Series 2009 A and B and Series 2011A | 296,292 | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | $ 630,042 |
| 9. Approved capital costs. Subsection (q)(7) and (o)(9) | | |
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| | | |
| | | $ - |
| 10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY | | |
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| | | $ - |
| 11. Relocation costs. Subsection (q)(8) and (o)(10) | | |
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|---|---|---|
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| | | $ - |
| 12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11) | | |
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| | | |
| | | $ - |
| 13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12) | | |
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| | | |
| | | |
| | | $ - |
| **SECTION 3.2 A** | | |
| **PAGE 3** | | |
| 14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E) | | |
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| | | |
| | | $ - |
| 15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY | | |
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| | | |
| | | $ - |
| 16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY | | |
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| | | |
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| | | |
| | | $ - |

| | | |
|---|---|---|
| TOTAL ITEMIZED EXPENDITURES | | $ 1,411,037 |

Section 3.2 B

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

_____ **There were no vendors, including other municipal funds, paid in excess of $10,000 during the current reporting period.**

| Name | Service | Amount |
|---|---|---|
| Holland & Knight | Professional services | $ 10,257.00 |
| Sunset Grove LLC | Construction of public works and improvements | $ 332,241.00 |
| Baker Tilly Virchow Krause, LLP | Professional services | $ 18,107.00 |
| Concord Construction Services | Construction of public works and improvements | $ 415,603.00 |

**SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))**
**Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period**

| | |
|---|---|
| FUND BALANCE, END OF REPORTING PERIOD | $ (806,601) |

| | Amount of Original Issuance | Amount Designated |
|---|---|---|
| **1. Description of Debt Obligations** | | |
| Limited obligation tax increment revenue bonds | $ 4,450,000 | $ 4,450,000 |
| Series 2009A Bonds | $ 1,500,000 | $ 1,500,000 |
| Series 2009B Bonds | $ 3,000,000 | $ 2,834,059 |
| Series 2011A Bonds | $ 950,000 | $ 173,012 |
| | | |
| | | |
| | | |
| | | |
| | | |
| **Total Amount Designated for Obligations** | $ 9,900,000 | $ 8,957,071 |

| | |
|---|---|
| **2. Description of Project Costs to be Paid** | |
| Municipal Advances | 416,766 |
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| | |
| **Total Amount Designated for Project Costs** | $ 416,766 |
| **TOTAL AMOUNT DESIGNATED** | $ 9,373,837 |
| **SURPLUS*/(DEFICIT)** | $ (10,180,438) |

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing districts (See instructions and statutes)

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

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

**___X__ No property was acquired by the Municipality Within the Redevelopment Project Area**

**Property Acquired by the Municipality Within the Redevelopment Project Area**

| | |
|---|---|
| Property (1): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

| | |
|---|---|
| Property (2): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

| | |
|---|---|
| Property (3): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

| | |
|---|---|
| Property (4): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)
PAGE 1

| | |
|---|---|
| If **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area, indicate so in the space provided: | |
| If Projects **WERE** undertaken by the Municipality Within the Redevelopment Project Area enter the **TOTAL** number of projects and list them in detail below. | |

**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 IF PROJECTS ARE LISTED ON THESE PAGES**

| | | | |
|---|---|---|---|
| **TOTAL:** | | | |
| | | | |
| Private Investment Undertaken (See Instructions) | $ - | $ - | $ 1,840,000 |
| Public Investment Undertaken | $ 7,873,079 | $ 2,018,952 | $ 9,892,031 |
| Ratio of Private/Public Investment | 0 | | 0.1568 |
| **Project 1:** | | | |
| Sunset Grove Capital Improvements | | | |
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | $ 1,949,786 | $ | $ 3,000,000 |
| Ratio of Private/Public Investment | 0 | | 0 |
| **Project 2:** | | | |
| Covered Bridge Repair | | | |
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | $ 201,303 | $ 1,000 | $ 201,516 |
| Ratio of Private/Public Investment | 0 | | 0 |
| **Project 3:** | | | |
| Old McHenry Rd 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 | $ 26,585 | | $ 26,585 |
| Ratio of Private/Public Investment | 0 | | 0 |
| **Project 5:** | | | |
| IL 83 Public Water System | | | |
| Private Investment Undertaken (See Instructions) | | | $ 1,840,000 |
| Public Investment Undertaken | $ 718,012 | $ | $ 1,700,000 |
| Ratio of Private/Public Investment | 0 | | 1 7/85 |
| **Project 6:** | | | |
| Robert Parker Coffin Rd Paving | | | |
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | $ 208,936 | | $ 208,936 |
| Ratio of Private/Public Investment | | | |
| **Project 7:** | | | |
| **Downtown Wayfinding Signs** | | | |
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | $ 9,351 | $ 75,000 | $ 84,351 |

| | | | |
|---|---|---|---|
| Ratio of Private/Public Investment | 0 | | 0 |

| **Project 8: Stemple Parking Lot** | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | $ 8,436 | $ - | $ 8,436 |
| Ratio of Private/Public Investment | 0 | | 0 |

| **Project 9: Burial of Com Ed Lines** | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | $ 15,000 | $ - | $ 15,000 |
| Ratio of Private/Public Investment | 0 | | 0 |

| **Project 10: Archer Lot** | | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | $ 4,673,479 | | $ 4,673,479 |
| 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**

| **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.**

SECTION 6

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 |
|---|---|---|
| 2008 | 9,843,843 | 12,219,432 |

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

_____ 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 | | |
| Map of District | | |

ATTACHMENT B

CEO CERTIFICATION

3110 OLD MCHENRY ROAD, LONG GROVE, ILLINOIS 60047

December 30, 2013

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, 2012

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 and subject to the limitations set forth in the Annual Tax Increment Finance Report for the fiscal year ending 30 April 2012, and to the best of my knowledge and belief, the Village of Long Grove has substantially complied with the applicable requirements of the Illinois Tax Increment Allocation Redevelopment Act for the fiscal year ending 30 April 2012, except as to timeliness of filing the above-captioned report and convening of the Joint Review Board.

Sincerely,

Angie Underwood

Angie Underwood
President
Village of Long Grove

# ATTACHMENT C

# LEGAL COUNSEL CERTIFICATION

# Holland & Knight

131 South Dearborn Street, 30th Floor | Chicago, IL 60603 | T 312.263.3600 | F 312.578.6666
Holland & Knight LLP | www.hklaw.com

Victor P. Filippini, Jr.
312.578.6560
victor.filippini@hklaw.com

31 December 2013

Village President Angie Underwood 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 30 April 2012

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 2012. Based on such information and the limitations therein set forth, 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 2012, except as to timeliness of filing the above-captioned report and convening of the Joint Review Board.

Very truly yours,

Victor P. Filippini, Jr.

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/Il. 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 2012, the Village continued and completed construction of the public deep-well water system that serves properties within the TIF District, and the Village and Sunset Grove, LLC continued to invest in capital improvements relating to the Sunset Foods development within the TIF District. The Village also continued to work on other public infrastructure and facility improvements integral to the Redevelopment Plan, including improving the Robert Parker Coffin Bridge.

# VILLAGE OF LONG GROVE
# DOWNTOWN TAX INCREMENTAL DISTRICT

Long Grove, Illinois

FINANCIAL STATEMENTS

As of and for the Year Ended April 30, 2012

# VILLAGE OF LONG GROVE
# DOWNTOWN TAX INCREMENTAL DISTRICT

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As of and for the Year Ended April 30, 2012


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# INDEPENDENT AUDITORS' REPORT

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's Downtown Tax Incremental District (the "district") as of and for the year ended April 30, 2012. These financial statements are the responsibility of the village's management. 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

As 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 as of April 30, 2012 and the changes in its financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to previously present fairly, in all material respects, the financial position of the district through April 30, 2012, and the changes in its financial position for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

As described in Note 1, the district adopted the provisions of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions,* effective May 1, 2011.

The Village of Long Grove, Illinois, has not presented the 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, economical, or historical context. Our opinion on the financial statements is not affected by the missing information.

Madison, Wisconsin
_____, 2013

# VILLAGE OF LONG GROVE
# DOWNTOWN TAX INCREMENTAL DISTRICT

BALANCE SHEET
As of April 30, 2012

| | |
|---|---|
| **ASSETS** | |
| Cash and investments | $ 952,575 |
| Receivables | |
| Taxes | 225,628 |
| Accounts | 585,767 |
| Due from other funds | 18,141 |
| Advances to other funds | 548,166 |
| Restricted cash and investments | 611,903 |
| **TOTAL ASSETS** | $ 2,942,180 |
| **LIABILITIES AND FUND BALANCE** | |
| Liabilities | |
| Deferred revenues | $ 193,013 |
| Advances from other funds | 4,507,071 |
| Total Liabilities | 4,700,084 |
| Fund Balance | |
| Restricted for debt service | 611,903 |
| Unassigned (deficit) | (2,369,807) |
| Total Fund Balance (Deficit) | (1,757,904) |
| **TOTAL LIABILITIES AND FUND BALANCE** | $ 2,942,180 |

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, 2012

| | |
|---|---|
| **REVENUES** | |
| Taxes | $ 279,100 |
| Investment income | 66 |
| Total Revenues | 279,166 |
| **EXPENDITURES** | |
| Current | |
| Conservation and development | 32,364 |
| Capital outlay | 686,564 |
| Interest expenditures | 333,750 |
| Interest on advances | 150,429 |
| Total Expenditures | 1,203,107 |
| Excess (deficiency) of revenues over (under) expenditures | (923,941) |
| **OTHER FINANCING SOURCES (USES)** | |
| Transfers in | 14,770 |
| Transfers out | (62,067) |
| Total Other Financing Sources (Uses) | (47,297) |
| **Net Change in Fund Balance** | (971,238) |
| FUND BALANCE (DEFICIT) - Beginning of Year | (786,666) |
| **FUND BALANCE (DEFICIT) - END OF YEAR** | $ (1,757,904) |

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, 2012

## NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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 February 2009, the GASB issued Statement No. 54 – *Fund Balance Reporting and Governmental Fund Type Definitions.* This statement establishes fund balance classifications based primarily on the extent to which the government is bound to honor constraints on the use of the resources reported in each governmental fund as well as establishes additional note disclosures regarding fund balance classification policies and procedures.

The district made the decision to implement this standard effective May 1, 2011.

### 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. 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.

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

### 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. *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.

### G. *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.

## NOTE 2 – CASH AND TEMPORARY INVESTMENTS

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

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. At April 30, 2012, the district did not have any deposits or investments exposed to custodial credit risk.

## NOTE 3 – RESTRICTED ASSETS

The district reports restricted assets in the amount of $611,903. $445,000 of this balance is to account for resources set aside in a bank account called the Reserve Fund. The remaining $166,903 has been deposited in a capitalized interest account of the Bond Fund to pay interest first coming due on the bonds as required by the Limited Obligation Tax Increment Revenue Bonds, Series 2010.

## NOTE 4 – REVENUE DEBT

The village has pledged future tax increment and other tax revenues, net of specified operating expenses, to repay $4,500,000 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 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 40.0% of net revenues. The total principal and interest remaining to be paid on the bonds is $8,637,625. Principal and interest paid for the current year and total net revenues were $333,750 and $279,100, respectively.

Revenue debt payable at April 30, 2012, consists of the following:

***Revenue Debt***

| Revenue Debt | Date of Issue | Final Maturity | Interest Rate | Original Indebted-ness | Balance April 30, 2012 |
|---|---|---|---|---|---|
| Limited obligation tax increment revenue bonds, Series 2010 | 9/29/2010 | 01/01/2030 | 7.50% | $ 4,450,000 | $ 4,450,000 |
| Total Revenue Debt | | | | | $ 4,450,000 |

## NOTE 4 – REVENUE DEBT (cont.)

Debt service requirements to maturity are as follows:

| Years | Principal | Interest |
|---|---|---|
| 2013 | $ - | $ 333,750 |
| 2014 | 75,000 | 333,750 |
| 2015 | 110,000 | 328,125 |
| 2016 | 150,000 | 319,875 |
| 2017 | 120,000 | 308,625 |
| 2018 – 2022 | 885,000 | 1,384,125 |
| 2023 – 2027 | 1,635,000 | 949,125 |
| 2028 – 2030 | 1,475,000 | 230,250 |
| Totals | $ 4,450,000 | $ 4,187,625 |

## NOTE 5 – ADVANCES FROM OTHER FUNDS

The general fund of the village is advancing funds to the district. The amount advanced at April 30, 2012 was $2,468,946. The advance is the combination of two amounts: 1) $2,392,530 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. Interest and arrearage charges are paid current on the portion of the advance from December 8, 2009 through April 30, 2012; and 2) $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. The balance between open spaces and the district consists of only principal. All interest and arrearage charges are paid current as of April 30, 2012.

The district has advanced $548,166 to the Special Service Area Water fund to record amounts that have been paid by the district for costs incurred within the Special Service Area Water fund, which lies within and is a part of the TIF district, for the deep water well construction costs. No interest is being charged.

## NOTE 6 – COMMITMENTS AND CONTINGENCIES

From time to time, the district 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 district's financial position or results of operations.

The district has incurred cumulative costs of $448,067 through April 30, 2012 for 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. These costs are included in the accounts receivable balance at year end.

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, 2012 and have issued our report thereon dated _____ , 2013. The financial statements are the responsibility of the village's management. Our responsibility is to express an opinion on the financial statements based upon our audit.

Our audit was made 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

Compliance with laws, regulations, contracts and grants applicable to the Village of Long Grove 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 test of the Village of Long Grove's compliance with provisions in Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing." However, the objective of our audit of the financial statements was not to provide an opinion on overall compliance with such provisions. Accordingly, we do not express such an opinion.

The results of our tests indicate that, with respect to the items tested, the Village of Long Grove complied, in all material respects, with Subsection (q) of Section 11-74.4-3 of Public Act 85-1142.

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.

Madison, Wisconsin
_____, 2013