

**FY 2015
ANNUAL TAX INCREMENT FINANCE
REPORT**



**STATE OF ILLINOIS
COMPTROLLER
LESLIE GEISSLER MUNGER**

Name of Municipality: Village of Broadview Reporting Fiscal Year: **2015**
 County: Cook Fiscal Year End: **4/30/2015**
 Unit Code: 016/065/32

| TIF Administrator Contact Information | |
|---------------------------------------|--|
| First Name: <u>Sherman</u> | Last Name: <u>Jones</u> |
| Address: <u>2350 S. 25th Ave</u> | Title: <u>Village President/Mayor</u> |
| Telephone: <u>708-681-3600</u> | City: <u>Broadview, IL</u> Zip: <u>60155</u> |
| Mobile | E-mail- required mayorjones@broadview-il.gov |
| Mobile Provider | Best way to contact <input checked="" type="checkbox"/> Mobile <input type="checkbox"/> Email <input checked="" type="checkbox"/> Phone <input type="checkbox"/> Mail |

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of _____
 is complete and accurate at the end of this reporting Fiscal year under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

 Written signature of TIF Administrator

12/21/15
 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 |
| 27th Ave and 23rd St. TIF | 5/7/1997 | |
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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 each redevelopment project area listed in Section 1.]

FY 2015

| |
|---|
| Name of Redevelopment Project Area: 27th Ave and 23rd St. TIF |
| Primary Use of Redevelopment Project Area*: |
| If "Combination/Mixed" List Component Types: |
| Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/> Industrial Jobs Recovery Law <input type="checkbox"/> |

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

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

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

Provide an analysis of the special tax allocation fund.

FY 2015

TIF NAME: 27th Ave and 23rd St. TIF

Fund Balance at Beginning of Reporting Period \$ 104,700

| Revenue/Cash Receipts Deposited in Fund During Reporting FY: | Reporting Year | Cumulative* | % of Total |
|---|----------------|--------------|------------|
| Property Tax Increment | \$ 117,754 | \$ 2,170,721 | 100% |
| State Sales Tax Increment | | | 0% |
| Local Sales Tax Increment | | | 0% |
| State Utility Tax Increment | | | 0% |
| Local Utility Tax Increment | | | 0% |
| Interest | \$ 643 | \$ 1,350 | 0% |
| Land/Building Sale Proceeds | | | 0% |
| Bond Proceeds | | | 0% |
| Transfers from Municipal Sources | | | 0% |
| Private Sources | | | 0% |
| Other (identify source _____; if multiple other sources, attach schedule) | | | 0% |

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

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period \$ 118,397

Cumulative Total Revenues/Cash Receipts \$ 2,172,071 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 3,430

Distribution of Surplus

Total Expenditures/Disbursements \$ 3,430

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ 114,967

FUND BALANCE, END OF REPORTING PERIOD* \$ 219,667

* 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) \$ (208,795)

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

FY 2015

TIF NAME: 27th Ave and 23rd St. TIF

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) | | |
| Baker Tilly - audit expense | 3,430 | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ 3,430 |
| 2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6) | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| 3. Property assembly: property acquisition, building demolition, site preparation and environmental site improvement costs. Subsections (q)(2), (o)(2) and (o)(3) | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| 4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4) | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| 5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5) | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| 6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |

SECTION 3.2 A

PAGE 2

7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)

\$ -

8. Financing costs related to obligations issued by the municipality. Subsection (q) (6) and (o)(8)

\$ -

9. Approved taxing district's capital costs. Subsection (q)(7) and (o)(9)

\$ -

10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY

\$ -

11. Relocation costs. Subsection (q)(8) and (o)(10)

\$ -

12. Payments in lieu of taxes as defined in Subsections 11-74.43(m) and 11-74.6-10(k). Subsection (q)(9) and (o)(11)

\$ -

13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)

\$ -

SECTION 3.2 A

PAGE 3

| | | |
|--|--|-----------------|
| 14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E) | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| 15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| 16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ - |
| TOTAL ITEMIZED EXPENDITURES | | \$ 3,430 |

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period

FY 2015

TIF NAME: 27th Ave and 23rd St. TIF

FUND BALANCE, END OF REPORTING PERIOD \$ 219,667

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

Total Amount Designated for Obligations \$ - \$ -

2. Description of Project Costs to be Paid

| | | |
|-----------------------------------|--|------------|
| Reimbursement of Interest Expense | | \$ 428,462 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Total Amount Designated for Project Costs \$ 428,462

TOTAL AMOUNT DESIGNATED \$ 428,462

SURPLUS*/(DEFICIT) \$ (208,795)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

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

FY 2015

TIF NAME: 27th Ave and 23rd St. TIF

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 2015

TIF NAME: 27th Ave and 23rd St. TIF

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". _____ <u>1</u> | | | |
| TOTAL: | 11/1/99 to Date | Estimated Investment for Subsequent Fiscal Year | Total Estimated to Complete Project |
| Private Investment Undertaken (See Instructions) | \$ 6,045,000 | \$ - | \$ 6,045,000 |
| Public Investment Undertaken | \$ 1,576,538 | \$ 428,462 | \$ 2,005,000 |
| Ratio of Private/Public Investment | 3 5/6 | | 3 1/67 |

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

| | | | |
|--|--------------|------------|--------------|
| Headley Manufacturing | | | |
| Private Investment Undertaken (See Instructions) | \$ 6,045,000 | | \$ 6,045,000 |
| Public Investment Undertaken | \$ 1,576,538 | \$ 428,462 | \$ 2,005,000 |
| Ratio of Private/Public Investment | 3 5/6 | | 3 1/67 |

Project 2:

| | | | |
|--|---|--|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |

Project 3:

| | | | |
|--|---|--|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |

Project 4:

| | | | |
|--|---|--|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |

Project 5:

| | | | |
|--|---|--|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |

Project 6:

| | | | |
|--|---|--|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. ***even though optional MUST be included as part of complete TIF report**

SECTION 6

FY 2015

TIF NAME: 27th Ave and 23rd St. TIF

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

| Year redevelopment project area was designated | Base EAV | Reporting Fiscal Year EAV |
|--|------------|---------------------------|
| 2007 | \$ 288,283 | \$ 1,211,728 |

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

X The overlapping taxing districts did not receive a surplus.

| Overlapping Taxing District | Surplus Distributed from redevelopment project area to overlapping districts |
|---|--|
| Cook County | \$ - |
| Cook County Forest Preserve | \$ - |
| Consolidated Elections | \$ - |
| Proviso Township | \$ - |
| General Assistance | \$ - |
| Mental Health District | \$ - |
| Metropolitan Water Reclamation District | \$ - |
| Des Plaines Valley Mosquito Abatement Dist. | \$ - |
| Broadview Park District | \$ - |
| Broadview Library District | \$ - |
| Grade School District # 94 (Komarek) | \$ - |
| High School District # 209 (Proviso Township) | \$ - |
| Community College District # 504 | \$ - |
| Village of Broadview | \$ - |
| | \$ - |

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 | |

Village of Broadview

Municipal Building

2350 South 25th Avenue • Broadview, Illinois 60155-3800

1-708-681-3600 • FAX 1-708-681-2018

SHERMAN C. JONES, President (Mayor)

VILLAGE CLERK
GARNET WALTERS

COLLECTOR
LEONOR SANCHEZ

TREASURER
THOMAS HOOD

VILLAGE ATTORNEYS
PHILIP M. FORNARO
& ASSOCIATES, LTD.

TRUSTEES

TARA BREWER
JUDY BROWN-MARINO
JOHN EALEY
DIANNE LITTLE
KEVIN MCGRIER
GWENEVERE TURNER

December 21, 2015

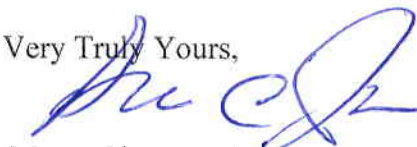
Office of the Comptroller
Local Government Division
TIF Reporting
100 W. Randolph Street, Suite 15-500
Chicago, Illinois 60601

RE: Village of Broadview/27th/23rd Street Headley TIF Redevelopment Area

To Whom It May Concern,

I, Sherman Jones, the duly elected Mayor of the Village of Broadview, State of Illinois, do hereby certify that to my knowledge the Village of Broadview has complied with requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning May 1, 2014 and ending April 30, 2015.

Very Truly Yours,



Mayor Sherman Jones



1022 S. La Grange Road
La Grange, Illinois 60525
708-639-4320
Fax: 708-390-0665
philip@fornarolaw.com

December 18, 2015


Office of the Comptroller
Local Government Division
TIF Reporting
100 W. Randolph Street, Suite 15-500
Chicago, Illinois 60601

RE: Attorney Review/Village of Broadview
Headly TIF Redevelopment Area

To Whom It May Concern,

This will confirm that I am the Village Attorney for the Village of Broadview, Illinois. I have reviewed the information provided to me by the Village, staff and consultants, and relying on those documents find that the Village of Broadview has conformed to applicable reporting requirements of the Illinois Tax Increment Redevelopment Allocation Act for the fiscal year beginning May 1, 2014 and ending April 30, 2015 for the above referenced redevelopment area.

Very truly yours,



Philip M. Fornaro
Village Attorney

ATTACHMENT C

**VILLAGE OF BROADVIEW
ANNUAL JOINT REVIEW BOARD MEETING
FOR FY ENDING APRIL 30, 2014
JANUARY 28, 2015**

Annual meeting of the Joint Review Board of the Village of Broadview was called to order at 1:00 pm.

Roll Call by Village Clerk, Garnet Walters

The following Joint Review Board members were in attendance:

Sherman Jones – Village President and Joint Review Board Chairman
Jorene Gordon – Public Member
David Upshaw – Broadview Public Library District
Neil Pellicci – School District #94
Dennis Gres – School District #92
Todd Drafall – School District #209

Also in attendance:

Tom Hood – Budget Manager, Village of Broadview
Garnett Walters – Village Clerk, Village of Broadview
Timothy Foley – Fornaro Law

Village President Sherman Jones made an opening statement. He moved to nominate Jorene Gordon as Public Member, and Todd Drafall provided a second and the motion was approved.

Chairman Jones announced that the next annual meeting of the Joint Review Board will be held on January 27, 2016, at 1:00 p.m. in Council Chambers.

Chairman Jones recognized Tom Hood and asked him to make a presentation concerning each of the various TIF Districts located within the Village.

Mr. Hood's presentation included the following:

- A. 27th/23rd Avenue (Headly) TIF- this is a single purpose TIF that was created 5/7/97. There is sufficient cash on hand to satisfy the developer's note of \$2,005,000.00. The Village will keep excess cash in the account for a year to account for any successful tax appeals. After that, starting in FY16, the Village will distribute funds to the taxing bodies on an annual basis. When the developer note is paid in full, the TIF will be dissolved.

ATTACHMENT H

- B. 19th Street TIF- was created 11/17/08. This TIF did not generate any increment. The Village and Developer are working together to determine how to best to proceed to begin generating tax increment. The Developer is continuing to seek new projects to the TIF District to follow up his successful projects that included JP Chase Bank and O'Reilly Auto Parts.
- C. 17th Avenue North TIF was created 9/4/07. Goal is to develop the vacant lot at the corner at 17th/Roosevelt Road then leverage off that to develop that portion of 17th Ave. north of Roosevelt Road. A developer has approached the Village concerning a possible development including senior living facility. This is in the preliminary stages. One of the issues of concern that will have to be addressed is the large decrease in the EAV of this TIF, since the EAV was frozen in 2007, the EAV has decreased by almost 30% (\$5.6 to \$3.9 Million). Any project at this time will have little chance of generating significant increment. This TIF District did not generate any funds this year.
- D. Cermak Road and 17th Avenue TIF was created 8/1/93. It is currently subject to certain restrictions in bond agreement; increment is growing but not yet available for use. This TIF continues to generate sufficient increment to cover debt expense. Currently there are sufficient assets available to meet our future debt obligations. The TIF will terminate at the end December 31, 2017. The Village has been approached about releasing some of the funds to the taxing bodies. This is still being explored and no decision has been made at this time.
- E. Roosevelt Road TIF was created 9/20/99. There has been significant activity in the TIF over the past year that is not reflected in the cash flows. The large cash outlays that show up in the FY14 report are the final payments for the water main improvement and alley reconstruction that was discussed at last year's JRB meeting. The activity that occurred in FY15 included the start of the Streetscape program, the Checkers development at the NE Corner of the 17th and Roosevelt, and the redevelopment of the NW corner of 17th and Roosevelt. A main concern going forward relates to the reduced EAV within the TIF. Like all properties located within Broadview, the annual assessed values of the properties within the TIF boundaries have decreased significantly. The amount of TIF increment relative to taxes levied on the properties within the TIF has fallen from 37% to 9% over the last 5 years. Fortunately, this TIF had significant funds build up within its project fund during the time of higher EAVs (roughly \$4.7 million).

Chairman Jones asked for public comments and none were heard.

Todd Drafall moved to adjourn the meeting and Jorene Gordon provided a second. The meeting adjourned at 1:32 p.m.

VILLAGE OF BROADVIEW
27TH STREET AND 23RD AVENUE TAX INCREMENT
REDEVELOPMENT PROJECT AREA

FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITORS' REPORT AND COMPLIANCE REPORT

AS OF AND FOR THE YEAR ENDED APRIL 30, 2015

VILLAGE OF BROADVIEW
27TH STREET AND 23RD AVENUE TAX INCREMENT REDEVELOPMENT PROJECT AREA
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AS OF AND FOR THE YEAR ENDED APRIL 30, 2015

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Baker Tilly Virchow Krause, LLP
1301 W 22nd St, Ste 400
Oak Brook, IL 60523-3389
tel 630 990 3131
fax 630 990 0039
bakertilly.com

INDEPENDENT AUDITORS' REPORT

To the President and Board of Trustees
Village of Broadview
Broadview, Illinois

Report on the Financial Statements

We have audited the accompanying financial statements of the Village of Broadview, as of and for the year ended April 30, 2015, and the related notes to the financial statements, as listed in the table of contents.

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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 over financial reporting relevant to the Village of Broadview'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 Village of Broadview'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 President and Board of Trustees
Village of Broadview

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Village of Broadview as of April 30, 2015, and the changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Village of Broadview 27th Street and 23rd Avenue Tax Increment Redevelopment Project Area and do not purport to, and do not, present fairly the financial position of the Village of Broadview, as of April 30, 2015, and the changes in financial position, or 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.

Other Matter

Required Supplementary Information

Management has omitted 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, economic, or historical context. Our opinion on the financial statements is not affected by this missing information.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we will also issue our report on our consideration of the Village of Broadview's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Village of Broadview's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued a report dated December 3, 2015, on our consideration of the Village of Broadview 27th Street and 23rd Avenue Tax Increment Redevelopment Project Area's compliance with laws, regulations, contracts and grants.

Baker Tilly Vecher Kraus, LLP

Oak Brook, Illinois
December 3, 2015



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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

The the President and Board of Trustees
Village of Broadview
Broadview, Illinois

We have audited the financial statements of the Village of Broadview, Illinois 27th Street and 23rd Avenue Tax Increment Redevelopment Project Area, as of and for the year ended April 30, 2015 and have issued our report thereon dated December 3, 2015. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, nothing came to our attention that caused us to believe that the district failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing", insofar as it relates to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the district's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the Board of Trustees, 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 Virchow Krause, LLP

Oak Brook, Illinois
December 3, 2015

VILLAGE OF BROADVIEW
27TH STREET AND 23RD AVENUE TAX INCREMENT REDEVELOPMENT PROJECT AREA
BALANCE SHEET
AS OF APRIL 30, 2015

| | | |
|---|----|----------------|
| Assets | \$ | 648,128 |
| Cash and investments | | <u>52,122</u> |
| Property tax receivable, net of allowance | | |
| Total assets | \$ | <u>700,250</u> |
| Liabilities, Deferred Inflows of Resources, and Fund Balance | | |
| Liabilities | \$ | 428,462 |
| Accounts payable | | <u>428,462</u> |
| Total liabilities | | |
| Deferred Inflows of Resources | | <u>52,121</u> |
| Property taxes levied for future periods | | <u>52,121</u> |
| Total deferred inflows of resources | | <u>480,583</u> |
| Total liabilities and deferred inflows of resources | | |
| Fund Balance | | <u>219,667</u> |
| Restricted for economic development | | <u>219,667</u> |
| Total fund balance | | |
| Total liabilities, deferred inflows of resources, and fund balance | \$ | <u>700,250</u> |

See Notes to Financial Statements

VILLAGE OF BROADVIEW
27TH STREET AND 23RD AVENUE TAX INCREMENT REDEVELOPMENT PROJECT AREA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED APRIL 30, 2015

Revenues

| | |
|-------------------|----------------|
| Property taxes | \$ 117,754 |
| Investment income | <u>643</u> |
| Total revenues | <u>118,397</u> |

Expenditures

Current:

| | |
|--------------------|--------------|
| General government | <u>3,430</u> |
| Total expenditures | <u>3,430</u> |

| | |
|---------------------------------|-------------------|
| Net change in fund balance | <u>114,967</u> |
| Fund balance, beginning of year | <u>104,700</u> |
| Fund balance, end of year | <u>\$ 219,667</u> |

See Notes to Financial Statements

VILLAGE OF BROADVIEW
27TH STREET AND 23RD AVENUE TAX INCREMENT REDEVELOPMENT PROJECT AREA
NOTES TO FINANCIAL STATEMENTS
AS OF AND FOR THE YEAR ENDED APRIL 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Village of Broadview (the "Village") established the 27th Street and 23rd Avenue Tax Increment Redevelopment Project Area (the "RPA"). The Village has encouraged redevelopment of sites within the RPA for more market-oriented commercial uses of the properties that will enhance the value of those properties and improve their contributions to the Village and its surrounding areas.

A. Basis of Accounting

All governmental fund types use the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available.) "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period. The 27th Street and 23rd Avenue Tax Increment Redevelopment Project Area of the Village considers all revenues available if they are collected within 60 days after the year end. Expenditures are recorded when the related fund liability is incurred. Principal and interest on general long-term debt are recorded as fund liabilities when due or when amounts have been accumulated in the debt service fund for payments to be made early in the following year.

The 27th Street and 23rd Avenue Tax Increment Redevelopment Project Area reports unearned and unavailable revenues on its balance sheet as either liabilities or deferred inflows of resources. Unearned and unavailable revenues arise when potential revenue does not meet both the "measurable" and "available" criteria for recognition in the current period. In subsequent periods, when both revenue recognition criteria are met, the unearned and unavailable revenues are removed from the balance sheet and the revenue is recognized.

B. Reporting Entity

The 27th Street and 23rd Avenue Tax Increment Redevelopment Project Area is a fund of the Village of Broadview. These accompanying financial statements are limited to presenting only the individual funds of 27th Street and 23rd Avenue Tax Increment Redevelopment Project Area and do not include any other funds of the Village.

In evaluating how to define the RPA for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in accounting principles generally accepted in the United States of America. The definition of a component unit is an organization for which the RPA is financially accountable and other organizations for which the nature and significance of their relationship with the Funds are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The RPA is financially accountable if it appoints a voting majority of the organization's governing body and (1) it is able to impose its will on that organization or (2) there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the RPA. The RPA also may be financially accountable if an organization is fiscally dependent on the RPA regardless of whether the organization has (1) a separately elected governing board, (2) a governing board appointed by a higher level of government or (3) a jointly appointed board. After consideration, management has decided that there are no organizations that qualify as component units of the RPA.

VILLAGE OF BROADVIEW
27TH STREET AND 23RD AVENUE TAX INCREMENT REDEVELOPMENT PROJECT AREA
NOTES TO FINANCIAL STATEMENTS
AS OF AND FOR THE YEAR ENDED APRIL 30, 2015

C. Fund Accounting

The accounts of the RPA are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues and expenditures. RPA resources are allocated to and accounted for in individual funds as required by the State of Illinois and provisions of bond ordinances based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

All governmental fund types are accounted for on a spending or financial flow measurement focus. Only current assets/deferred outflows of resources and current liabilities/deferred inflows of resources are generally included on the balance sheet. The fund balance (net current assets) is a measure of available expendable resources. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, these present a summary of sources and uses of available expendable resources during a period.

For the 27th Street and 23rd Avenue Tax Increment Redevelopment Project Area there is one generic fund type under one broad fund category as follows:

Governmental Fund Type

Special Revenue Fund – The Special Revenue Fund is used to account for financial resources to be used for the acquisition or development of the project area.

D. Deferred Inflows of Resources

A deferred inflow of resources represents an acquisition of fund balance that applies to a future period and therefore will not be recognized as an inflow of resources (revenue) until that future time.

E. Fund Balance

Equity is classified as fund balance in the financial statements and displayed in five components:

Nonspendable - Includes fund balance amounts that cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained intact.

Restricted - Consists of fund balances with constraints place on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.

Committed - Includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority. Fund balance amounts are committed through a formal action (ordinance) of the Board. This formal action must occur prior to the end of the reporting period, but the amount of the commitment, which will be subject to the constraints, may be determined in the subsequent period. Any changes to the constraints imposed require the same formal action of the Board that originally created the commitment.

VILLAGE OF BROADVIEW
27TH STREET AND 23RD AVENUE TAX INCREMENT REDEVELOPMENT PROJECT AREA
NOTES TO FINANCIAL STATEMENTS
AS OF AND FOR THE YEAR ENDED APRIL 30, 2015

Assigned - Includes spendable fund balance amounts that are intended to be used for specific purposes that are not considered restricted or committed. Fund balance may be assigned through the following; 1) Formal action of the Village Board 2) All remaining positive spendable amounts in governmental funds, other than the general fund, that are neither restricted nor committed. Assignments may take place after the end of the reporting period.

Unassigned - Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those purposes.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended as follows: restricted fund balance, followed by committed fund balance, assigned fund balance, and lastly, unassigned fund balance.

2. RECEIVABLES - TAXES

Property taxes for 2014 attach as an enforceable lien on January 1, 2014, 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). Tax bills are prepared by the county and are payable in two installments on or about March 1 and August 1, or 30 days after the bills are mailed. The county collects such taxes and remits them periodically.

The 2014 property tax levy is recognized as a receivable in fiscal 2015, net of allowance for uncollectible amounts and less taxes received prior to April 30, 2015. The 27th Street and 23rd Avenue Tax Increment Redevelopment Project Area considers that the first installment of the 2014 levy is to be used to finance operations in fiscal year 2015. The 27th Street and 23rd Avenue Tax Increment Redevelopment Project Area has determined that the second installment of the 2014 levy is to be used to finance operations in fiscal year 2016 and has deferred the corresponding receivable.

The property tax receivable is shown net of an allowance for uncollectible. The allowance is equal to 1 percent (\$1,144) of outstanding property taxes at April 30, 2015.

3. CASH

Permitted Deposits and Investments - Statutes authorize the Village to make deposits/investments in insured commercial banks, savings and loan institutions, obligations of the U.S. Treasury and U.S. Agencies, insured credit union shares, money market mutual funds with portfolios of securities issued or guaranteed by the United States or agreement to repurchase these same obligations, repurchase agreements, short-term commercial paper rated within the three highest classifications by at least two standard rating services, and the Illinois Funds Investment Pool. The Village's investment policy allows the Village to invest in any type of security allowable in Illinois statutes regarding the investment of public funds.

For disclosure purposes, the cash and investments of the RPA are entirely comprised of deposits with financial institutions, which include amounts held in demand accounts, savings accounts, and non-negotiable certificates of deposit.

Custodial Credit Risk – Deposits

With respect to deposits, custodial credit risk refers to the risk that, in the event of a bank failure, the government's deposits may not be returned to it. The Village's investment policy limits the exposure to deposit custodial credit risk by requiring all deposits in excess of FDIC insurable limits to be secured with collateralization pledged by the applicable financial institution held at an independent - third party institution in the name of the municipality. As of April 30, 2015, the RPA does not have any deposits exposed to custodial credit risk.



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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

The the President and Board of Trustees
Village of Broadview
Broadview, Illinois

We have audited the financial statements of the Village of Broadview, Illinois 27th Street and 23rd Avenue Tax Increment Redevelopment Project Area, as of and for the year ended April 30, 2015 and have issued our report thereon dated December 3, 2015. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, nothing came to our attention that caused us to believe that the district failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing", insofar as it relates to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the district's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the Board of Trustees, 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 Virchow Krause, LLP

Oak Brook, Illinois
December 3, 2015