FY 2022

ANNUAL TAX INCREMENT FINANCE REPORT



Name of Municipality:		Village of Manteno	lage of Manteno Reporting Fiscal Year:		2022
County:		Kankakee		ear End:	4/30/2022
Unit Code:		046/065/32			
		FY 2022 TIF Administ	rator Contact Inform	ation-Required	
First Name:	Chris			LaRocque	
Address:		hird Street	Title:	Village Administra	ator
	815-929-4		City:	Manteno	60950
E-mail	clarocque	@villageofmanteno.com	:		
l attest to the	e best of m	ny knowledge, that this FY 2022 report	of the redevelopment p	roject area(s)	
in the City/V	/illage of:		Ma	anteno	
is complete	and accura	ate pursuant to Tax Increment Allocatio S 5/11-74.6-10 et. seq.].	n Redevelopment Act [6	65 ILCS 5/11-74.4-3 e	et. seq.] and or Industrial Jobs
C	land	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		9	-24-22
Written sig	nature 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 MM/DD/YYYY	Date Terminated MM/DD/YYYY		
TIF #1 CENTRAL BUS DIST RPA (this report)	12/30/1986	12/31/2021		
**TIF #3 INDUSTRIAL PARK	9/8/2015			
TIF #2 I57/DIVISION STREET (terminated)	1/21/1992	12/31/2016		

^{*}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 8 must be completed for <u>each</u> redevelopment project area listed in Section 1.]

FY 2022

Name of Redevelopment Project Area:

TIF # INDUSTRIAL PARK

Primary Use of Redevelopment Project Area*:		
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.		
If "Combination/Mixed" List Component Types:		
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):		
Tax Increment Allocation Redevelopment Act	<u>X</u>	
Industrial Jobs Recovery Law		

Please utilize the information below to properly label the Attachments.

Flease dulize the information below to properly laber the Atasimonal	N-	Von
	No	Yes
For redevelopment projects beginning prior to FY 2022, 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).		
For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the	X	
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, enactment or extension, and a copy of the redevelopment plan (labeled Attachment		
A).		
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the	N-VEID	v
Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)]	#W =X "	Х
Please enclose the CEO Certification (labeled Attachment B).		
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)]	LAX III	v
Please enclose the Legal Counsel Opinion (labeled Attachment C).		Х
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project		
implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A		Х
and B)]		
If yes, please enclose the Activities Statement (labled Attachment D).		
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)	x	
(7) (C)]		
If yes, please enclose the Agreement(s) (labeled Attachment E).		
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)]	X	
If yes, please enclose the Additional Information (labeled Attachment F).		
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)	x	
(E)]	^	
If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).		
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22		
(d) (7) (F)]		Х
If yes, please enclose the Joint Review Board Report (labeled Attachment H).		
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)]		
If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis	x	
must be attached (labeled Attachment J).		
An analysis prepared by a financial advisor or underwriter, chosen by the municipality, setting forth the nature and term of		
obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d)	1	
(8) (B) and 5/11-74.6-22 (d) (8) (B)]	!	
If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship	X	
between the municipality and the financial advisor/underwriter MUST be attached (labeled Attachment J).		
Detween the municipality and the financial advisor/underwriter <u>must</u> be attached (labeled Attachment 3).		
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and		
	x	
5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).		
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)]		
panocation indirect postico 3/11-74,4-9 (u) (a) and 3/11-74-9-2 (u) (a)]	x	
If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or	^`	
noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).		
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred		
or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d)		
	X	
[(10)]		
If yes, please enclose the list only, not actual agreements (labeled Attachment M).		
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for		
each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party		
chosen by the municipality.	X	
If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled		
Attachment N).		

FY 2022

Name of Redevelopment Project Area:

TIF # INDUSTRIAL PARK

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$\\$46,951\$

SOURCE of Revenue/Cash Receipts:		Revenue/Cash Receipts for Current Reporting Year		imulative otals of enue/Cash ipts for life of TIF	% of Total	
Property Tax Increment	\$	8,505	\$	42,509	46%	
State Sales Tax Increment					0%	
Local Sales Tax Increment					0%	
State Utility Tax Increment					0%	
Local Utility Tax Increment					0%	
Interest	\$	6	\$	130	0%	
Land/Building Sale Proceeds					0%	
Bond Proceeds					0%	
Transfers from Municipal Sources			\$	50,000	54%	
Private Sources					0%	
Other (identify source; if multiple other sources, attach						
schedule)					0%	
Cumulative Total Revenues/Cash Receipts Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	\$	1,403	\$	92,639	100%	
Transfers to Municipal Sources	\$	-	1			
Distribution of Surplus						
Total Expenditures/Disbursements	\$	1,403]			
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	\$	7,108				
Previous Year Adjustment (Explain Below)	\$	些]			
* If there is a positive fund balance at the end of the reporting period, yo	\$ u must co	54,059 omplete S	ection	3.3		
Previous Year Explanation:						

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

FY 2022

Name of Redevelopment Project Area:

TIF # INDUSTRIAL PARK

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND PAGE 1

PAGE 1			
Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year	
Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.			
Louis F. Cainkar - legal services	58		
		\$ 58	
2. Annual administrative cost.			
3. Cost of marketing sites.		\$ -	
		\$ -	
Property assembly cost and site preparation costs.			
		A TENT TO THE REAL PROPERTY.	
		\$ -	
Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.			
		\$ -	
6. Costs of the constructuion of public works or improvements.			
		-	

SECTION 3.2 A

FAGE 2			
7. Costs of eliminating or removing contaminants and other impediments.			L W D VI
			7 12
		TO BE ALL ON A	
			nese.
		\$	
8. Cost of job training and retraining projects.			
			10:50
			Antida.
			SE DA
		\$	
9. Financing costs.			17.3
Interest payments	1,000		
Note Consideration			
		\$	1,000
10. Capital costs.			No. of the
10. Suprior Control			
		Charles Inch	
		territories yes	S. P. LU
		\$	25
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing			200 AV
projects.			
F. O			
		1 5 5 5 5 5 Ex	
			The St
		\$	1/2
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing			
projects.			
			-
		TOXY CANAL TO	
		\$	•

SECTION 3.2 A PAGE 3

			DOMESTIC OF THE PARTY
13. Relocation costs.		and the same	
		THE LET	ATT REPORT
		the street Purp	117/6 27/1
		\$	(4)
14. Payments in lieu of taxes.	Tanks of the same of the same		
		1 W/0 T1 50	
		DESCRIPTION OF	
			William III
			AVE E STEEL
		\$	
		Ψ	
15. Costs of job training, retraining, advanced vocational or career education.		Maria San And	
			2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
			1122
		\$	
	The second secon	Ψ	
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a		AT IN LIE	
redevelopment project.			
		HEID AND COLUMN	AND THE RESERVE OF THE PARTY OF
			- 707- I
		-	
		F 19 50-5	
		\$	
		Ψ	The state of the s
17. Cost of day care services.			
		The Barrie	AS UR ISSED DE
		10101	
		Zi HESSE	
		\$	
		Ψ	
18. Other.			III A SAN AND
Property Tax Rebate Agreements	345	County 18	
Tropoly Control of the Control of th			
			What I was
			RON III
		\$	345
		ΙΨ	040
		T.	
TOTAL ITEMIZED EXPENDITURES		\$	1,403

Section 3.2 B [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

FY 2022

Name of Redevelopment Project Area:

TIF # INDUSTRIAL PARK

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

Name	Service	Amount

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

FY 2022

Name of Redevelopment Project Area:

TIF # INDUSTRIAL PARK

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

FUND BALANCE BY SOURCE		\$	54,059
1. Description of Debt Obligations	Amount of Original Issuance		Amount Designated
Municipal Interfund Loan	\$ 50,000	\$	50,000
Mullicipal International Education			
		_	
Total Amount Designated for Obligations	\$ 50,000	\$	50,000
•		,	
2. Description of Project Costs to be Paid	Amount of Original Issuance		Amount Designated
		_	
		_	
	(1) 5 (1) (c) (n) (1) (1) (1) (1) (1)		
	William Street Street	-	
		_	
Total Amount Designated for Project Costs		\$	¥
		\$	50,000
TOTAL AMOUNT DESIGNATED		Ψ	30,000
SURPLUS/(DEFICIT)		\$	4,059
- · · ·			

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

FY 2022

Name of Redevelopment Project Area:

TIF # INDUSTRIAL PARK

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

Х	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
delier or property.	
Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
one or property.	
Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2022

Name of Redevelopment Project Area:

TIF # INDUSTRIAL PARK

Public Investment Undertaken

Ratio of Private/Public Investment

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select ONE of the following by indicating an 'X': 1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area. X 2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.) 2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment 1 LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area: Estimated Investment for Total Estimated to Complete Project Subsequent Fiscal Year 11/1/99 to Date TOTAL: 1,500,000 \$ Private Investment Undertaken (See Instructions) \$ 150,000 \$ \$ 22,405 \$ Public Investment Undertaken 10 0 Ratio of Private/Public Investment Project 1 Name: 157/6000 N Development 1,500,000 Private Investment Undertaken (See Instructions) \$ 150,000 \$ 22,405 Public Investment Undertaken 10 Ratio of Private/Public Investment Project 2 Name: Private Investment Undertaken (See Instructions) Public Investment Undertaken 0 0 Ratio of Private/Public Investment Project 3 Name: Private Investment Undertaken (See Instructions) Public Investment Undertaken 0 0 Ratio of Private/Public Investment Project 4 Name: Private Investment Undertaken (See Instructions) Public Investment Undertaken 0 Ratio of Private/Public Investment Project 5 Name: Private Investment Undertaken (See Instructions) Public Investment Undertaken 0 0 Ratio of Private/Public Investment Project 6 Name: Private Investment Undertaken (See Instructions)

0

0

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

FY 2022

Name of Redevelopment Project Area:

TIF # INDUSTRIAL PARK

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
			\$
			\$
			\$
			\$
			\$
			\$
			\$

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement	The number of jobs, if any, created as a result of the development of date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

The amount of increment projected to be created at the time of approval of the redevelopment agreement	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third	
party, if any:	

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area:

TIF # INDUSTRIAL PARK

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	X

SECTION 8 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area:

TIF # INDUSTRIAL PARK

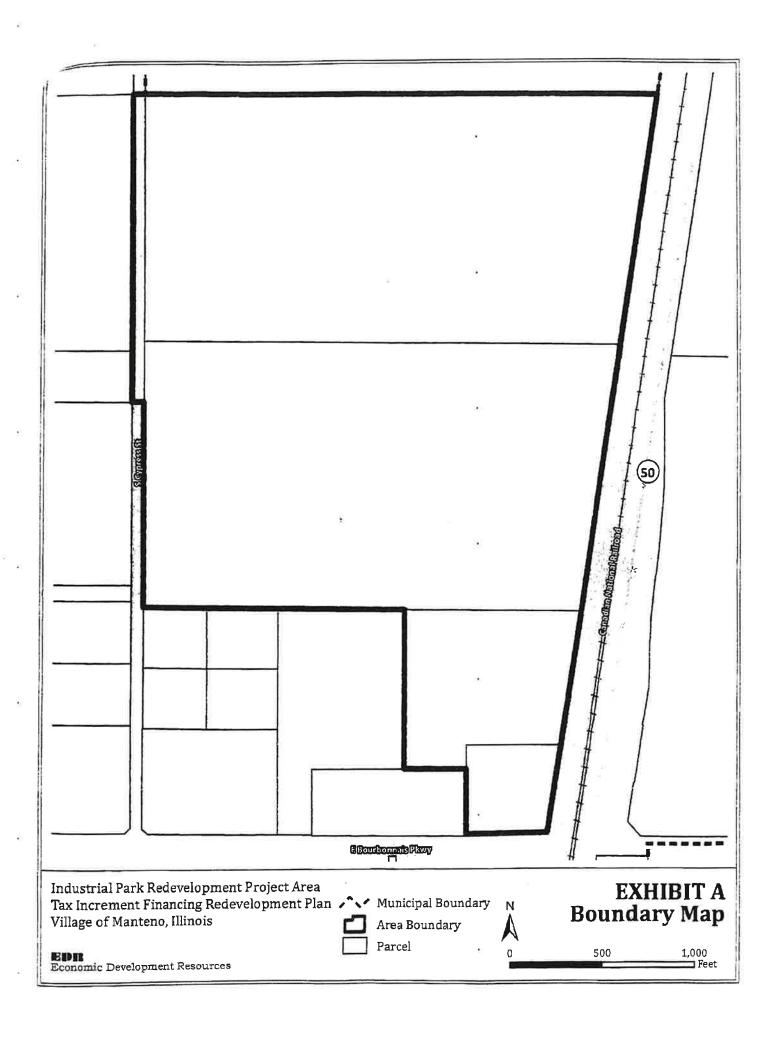
Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area.

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2015	\$ 99,986	184,467

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

Indicate an 'X' if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		





TIMOTHY O. NUGENT, Village President

ROBIN BATKA, Village Clerk CHRIS LAROCQUE, Village Administrator **Trustees**

TIMOTHY BOYCE TODD CROCKETT DIANE DOLE JOEL GESKY SAMUEL MARTIN WENDELL O. PHILLIPS

I, Timothy O. Nugent, the duly elected President of the Village of Manteno, Illinois, County of Kankakee, State of Illinois, do hereby certify that the Village of Manteno has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)], during the current municipal fiscal year (May 1, 2021 - April 30, 2022).

Village of Manteno

9/19/2022

LAW OFFICES

LOUIS F. CAINKAR, LTD.

30 NORTH LA SALLE STREET-SUITE 3430

CHICAGO, ILLINOIS 60602-3337

312/236-3985

FACSIMILE 312/236-3989

SUBURBAN OFFICE:
6215 WEST 79TH STREET-SUITE 2A
BURBANK, ILLINOIS 60459-1102
708 / 430-3988

September 12, 2022

VINCENT CAINKAR

GARY S. PERLMAN JOSEPH CAINKAR

MICHAEL G. CAINKAR

ELIZABETH M. ATTARD

Illinois Office of the Comptroller Local Government Division 100 West Randolph Street, Suite 15-500 Chicago, IL 60601

Re:

Village of Manteno TIF No. 3

Industrial Park

Gentlemen:

This office represents the Village of Manteno. It is my opinion that the Village of Manteno has complied with all of the requirements of the Tax Increment Allocation Redevelopment Act for the period of May 1, 2021 through April 30, 2022.

Yours thuly.

Willage Attorner

JC: ab

ATTACHMENT D

2022 PROJECT COSTS VILLAGE OF MANTENO TIF #3

(Professional) Studies, Surveys, Plans		\$ 58
Legal fees	58	
Other Interest payments Property tax rebates	1,000 345	\$ 1,345
	FYE 2021 TOTAL ALL PROJECTS:	\$ 1,403

Village of Manteno TIF Joint Review Meeting November 1, 2021 6:40 PM

Roll Call

President Timothy Nugent Trustee Todd Crockett Trustee Diane Dole Trustee Joel Gesky Trustee Wendell Phillips Trustee Samuel Martin

Absent:

Trustee Timothy Boyce Trustee Todd Crockett

Also Present:

Chris LaRocque: Village Administrator

Al Swinford: Chief of Police Jim Hanley: Supt. Public Works Ryan Marion: Building Official

Press Present: None

The meeting was called to order by Mayor Timothy Nugent.

Public Participation: None

We had one representatives (Jake Emerson, Manteno School District #5) from the taxing districts present at the meeting. The Taxing districts invited were:

- Manteno Public Library District
- Village of Manteno Resident /Citizen
- Manteno Township Board
- Manteno Township Road Commissioner
- Kankakee Community College
- Township Tax Assessor
- Manteno School District #5
- Manteno Fire Protection District
- Kankakee County Board

Village Administrator Chris LaRocque gave a power point presentation and brief summary of TIF and a review of the 2021 Annual TIF report, estimate of future revenues, update of current projects and discussion of future projects and priorities. Mr. LaRocque asked for any questions and received none.

TIF Reports are available at the Village Hall and on the Village of Manteno's website.

Motion by Martin, seconded by Phillips, to adjourn the meeting at 6:51 pm. Motion approved 4-0 Trustee Boyce, Crockett absent

Minutes respectfully submitted by Robin Batka, Village Clerk