FY 2020 ANNUAL TAX INCREMENT FINANCE REPORT



Name of Municipality: Village of Manteno		_Reporting Fiscal Year:			2020	
County:		Kankakee	Fiscal Year	End:		4/30/2020
Unit Code:		046/065/32	_			
		FY 2020 TIF Administ	rator Contac	ct Information		
First Name:	Chris		Last Name:	LaRocque		
Address:	98 East Th	nird Street	Title:	Village Administra	ator	
Telephone:	815-929-4	842	City:	Manteno	Zip:	60950
E-mail- required	clarocque	e@villageofmanteno.com	а			
		y knowledge, that this FY 2020 rep	ort of the rede	evelopment project Manteno	area(s)	
-	and accura	ate pursuant to Tax Increment Alloca ry Law [65 ILCS 5/11-74.6-10 et. se			CS 5/11-74.4-3 et.	seq.] and or
Written sign	ul nature of I	CIE Administrator		10 - 6 - 2	20	
Industrial Jo	bs Recove	·				t.

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 FO	OR EACH TIF DISTICT		
Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY	
TIF #1 CENTRAL BUS DIS RPA	12/30/1986		
**TIF #3 INDUSTRIAL PARK (this report)	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 5 must be completed for <u>each</u> redevelopment project area listed in Section 1.]

FY 2020	 	
Name of Redevelopment Project Area (below):		

Primary Use of Redevelopment Project Area*:

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

TIF #3 INDUSTRIAL PARK

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 Industrial Jobs Recovery Law <u>X</u>

Please utilize the information below to properly label the Attachments.

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)]	x	
If yes, please enclose the amendment (labeled Attachment A).		
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)]	410	x
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)]		
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 and B)]		x
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)	l x	
(7) (C)]	^	
If yes, please enclose the Agreement(s) (labeled Attachment E).	.2	
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)	l x	
(E)]	^	
If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).		
Were there any reports 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)]		X
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)]	l x	l .
If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis	- 41	
must be attached and (labeled Attachment J).		
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service		
including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)]	X	
If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).		
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and		
5/11-74.6-22 (d) (2)	X	1
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)]		
If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or	l x	
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)		
(10)]	Х	
If yes, please enclose the list only, not actual agreements (labeled Attachment M).		

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

FY 2020

TIF #3 INDUSTRIAL PARK

Special Tax Allocation Fund Balance at Beginning of Reporting Period

\$ 34,937

SOURCE of Revenue/Cash Receipts:		Revenue/Cash Receipts for Current Reporting Year		Cumulative Totals of evenue/Cash ceipts for life of TIF	% of Total	
Property Tax Increment	\$	7,314	\$	26,025	34%	
State Sales Tax Increment	\$	#	\$	()	0%	
Local Sales Tax Increment	\$	H	\$		0%	
State Utility Tax Increment	\$	*	\$	30 0	0%	
Local Utility Tax Increment	\$		\$	(a)	0%	
Interest	\$	27	\$	119	0%	
Land/Building Sale Proceeds	\$	*	\$	(#0)	0%	
Bond Proceeds	\$		\$:#2	0%	
Transfers from Municipal Sources	\$		\$	50,000	66%	
Private Sources	\$	-	\$		0%	
Other (identify source; if multiple other sources, attach					2.5	
schedule)	\$		\$		0%	

All Amount Deposited in Special Tax Allocation Fund	\$	7,341			
Cumulative Total Revenues/Cash Receipts		!	\$	76,144	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	\$	1,830			
Transfers to Municipal Sources Distribution of Surplus	\$	(2)	0 0 0		
Total Expenditures/Disbursements	\$	1,830	υ. Ιτ		
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	\$	5,511			
Previous Year Adjustment (Explain Below)	\$	=			
FUND BALANCE, END OF REPORTING PERIOD* * If there is a positive fund balance at the end of the reporting period, you	\$ ou must co	40,448 mplete Se	ction 3.	3 -	
Previous Year Explanation:					

FY 2020

TIF NAME:

TIF #3 INDUSTRIAL PARK

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment project costs)

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications, Implementation and administration of the redevelopment plan, staff and professional service cost.		
Louis F Cainkar - legal services	535	
		\$ 535
2, Annual administrative cost,		
· · ·		-1
1		\$
3. Cost of marketing sites.		
		Name of the last o
		\$ -
4. Property assembly cost and site preparation costs.		
		•
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or		\$
private building, leasehold improvements, and fixtures within a redevelopment project area.		
		ASSETT NAME OF THE PARTY OF THE
O Ocale of the accordance time of each line of		\$ -
6, Costs of the constructuion of public works or improvements.		
		CONTRACTOR OF STREET
, A)	2	
		A STATE OF THE STA

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.	45 112 50 000	
		\$ -
8. Cost of job training and retraining projects.		•
of oos of the stating and totaling projects.		
		\$ -
9. Financing costs.	20 - 111	The State of Treatment
Interest payments	1,000	
		\$ 1,000
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
·*		
'		
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		elegistra e 1897en
		\$ -

SECTION 3.2 A		
PAGE 3		
13, Relocation costs,		
AA Dawarata ia liau aftawa		\$
14. Payments in lieu of taxes.		
		6
15, Costs of job training, retraining, advanced vocational or career education.		\$
15, Costs of Job training, retraining, advanced vocational of career education,		
i i		
		\$
16, Interest cost incurred by redeveloper or other nongovernmental persons in connection with a	COLUMN TO THE RESERVE OF	\$ -
redevelopment project.		
*		DA VANOT IN THE RESERVE
		\$ -
17, Cost of day care services.		
		\$ -
18. Other.		
Property tax rebate agreements	295	A CONTRACTOR OF THE PARTY OF TH
	- F	
		\$ 295
TOTAL ITEMIZED EXPENDITURES		\$ 1,830

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TIF #3 INDUSTRIAL PARK

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

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

Name	Service	Amount
Name	Gervice	Amount
	<u> </u>	-
		-
	(4)	17
	*	

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

FY 2020 TIF #3 INDUSTRIAL PARK TIF NAME: 40,448 **FUND BALANCE BY SOURCE** \$ **Amount of Original** Issuance **Amount Designated** 1. Description of Debt Obligations 50,000 \$ 50,000 Municipal Interfund Loan \$ \$ 50,000 | \$ 50,000 **Total Amount Designated for Obligations** 2. Description of Project Costs to be Paid \$ **Total Amount Designated for Project Costs** 50,000 **TOTAL AMOUNT DESIGNATED** \$ SURPLUS/(DEFICIT) (9,552)

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

FY 2020

TIF NAME:

TIF #3 INDUSTRIAL PARK

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

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Check here if no property was acquired by the Municipality within the Redevelopment Project Area.

Property Acquired by the Municipality Within the Redevelopment Project Area.

Street address: Approximate size or description of property: Purperty (2): Street address: Approximate size or description of property: Purchase price: Seller of property (3): 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: 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: Property (7): 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: Property (7): Street address: Approximate size or description of property: Purchase price: Seller of property: Property (8): Street address: Approximate size or description of property: Purchase price: Seller of property: Property (8): Street address: Approximate size or description of property: Purchase price: Seller of property: Property (8): Street address: Approximate size or description of property: Purchase price: Seller of property:	Approximate size or description of property: Purchase price: Seller of property (2): Street address: Approximate size or description of property: Purchase price: Seller of property (3): Street address: Approximate size or description 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: 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 (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: Property (7): 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: Property (8): Street address: Approximate size or description of property: Property (8): Street address: Approximate size or description of property: Property (8): Street address: Approximate size or description of property: Property (8): Street address: Approximate size or description of property: Property (8): Street address:	Property (1):	
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SECTION 5 - 20 ILCS 620/4.7 (7)(F) PAGE 1

FY 2020

TIF Name:

Private Investment Undertaken (See Instructions)

Public Investment Undertaken
Ratio of Private/Public Investment

TIF #3 INDUSTRIAL PARK

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

Select ONE of the following by indicating an 'X': 1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area. х 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 Subsequent Fiscal Total Estimated to 11/1/99 to Date TOTAL: Year Complete Project Private Investment Undertaken (See Instructions) \$ \$ \$ 1,500,000 Public Investment Undertaken \$ 22.405 \$ \$ 150.000 Ratio of Private/Public Investment 0 10 *PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER Project 1*: i57/6000N Development Private Investment Undertaken (See Instructions) 1,500,000 Public Investment Undertaken \$ 22,405 \$ 150,000 Ratio of Private/Public Investment 0 10 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*:

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

SECTION 6 FY 2020

TIF NAME:

TIF #3 INDUSTRIAL PARK

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

Reporting Fiscal Year

designated	Base EAV	EAV
2015	\$ 99,986	\$ 173,231

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

x Check if the overlapping taxing districts did not receive a surplus.

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

SECTION 7

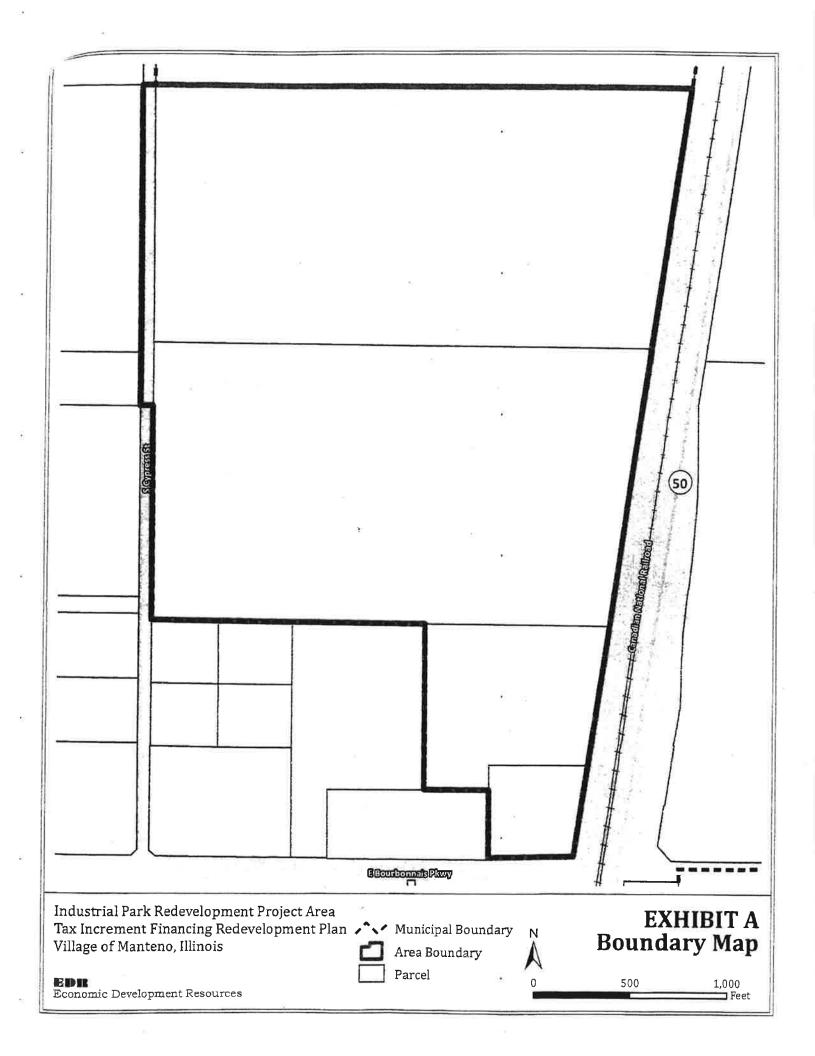
Provide information about job creation and retention:

	ĺ	Description and Type	
Number of Jobs	Number of Jobs	(Temporary or	
Retained	Created	Permanent) of Jobs	Total Salaries Paid
			\$
			\$
			\$
			\$
			\$
			\$
		1	\$

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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





ATTACHMENT B

TIMOTHY O. NUGENT, Village President

ROBIN BATKA, Village Clerk
CHRIS LAROCQUE, Village Administrator

Trustees
TIMOTHY BOYCE
TODD CROCKETT
DIANE DOLE
JOEL GESKY
SAMUEL J. 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, 2019 – April 30, 2020).

Timothy O. Nugent, President

Village of Manteno

_____ Date

ATTACHMENT C

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

GARY S. PERLMAN JOSEPH CAINKAR ELIZABETH M. ATTARD

MICHAEL G. CAINKAR

VINCENT CAINKAR

September 10, 2020

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, 2019 through April 30, 2020.

Yours truly

Joseph Cainkar Village Attorney

JC: 1r

ATTACHMENT D

2020 PROJECT COSTS VILLAGE OF MANTENO TIF #3

(Professional) Studies, Surveys, Plans		\$	535
Legal fees	535		
Other		\$	1,295
Interest payments	1,000	·	•
Property tax rebates	295		
	=======================================		
	FYE 2020 TOTAL ALL		4 020
	PROJECTS:		1,830

Village of Manteno TIF Joint Review Meeting November 4, 2019 6:40 PM

Roll Call

Trustee Diane Dole
Trustee Joel Gesky
Trustee Wendell Phillips
Trustee Samuel Martin
Trustee Timothy Boyce

Absent:

President Timothy Nugent Trustee Todd Crockett

Also Present:

Chris LaRocque: Village Administrator

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

Press Present: None

The meeting was called to order by Village Clerk Robin Batka. The clerk asked for a motion to appoint a Mayor Pro Tem in the absence of Mayor Nugent. Trustee Martin made the motion to appoint Trustee Gesky as Mayor Pro Tem in the absence of Mayor Nugent. Dole seconded. 5 Ayes 0 Nays

Public Participation: None

We had two representatives from the taxing districts present at the meeting.

Village Administrator Chris LaRocque gave a power point presentation and brief summary of TIF and a review of the 2019 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 on the Village of Manteno's website for review.

Motion by Martin, seconded by Dole, to adjourn the meeting at 6:49 pm. Motion approved 5-0 Trustee's Crockett absent

Minutes respectfully submitted by Robin Batka, Village Clerk