FY 2017 ANNUAL TAX INCREMENT FINANCE REPORT



| Name of Mu | inicipality: | Village of Manteno | Reporting F | Reporting Fiscal Year: | | 2017 | |
|------------------------------|--------------------------|--|-------------------|------------------------|------|-----------|--|
| County: | | Kankakee | Fiscal Year | _ Fiscal Year End: | | 4/30/2017 | |
| Unit Code: | | 046/065/32 | | | | | |
| | | TIF Administr | rator Contact Inf | formation | | | |
| First Name: | Janice | | Last Name: | Schulteis | | | |
| Address: | 98 E Third | l Street | Title: | Resource Manag | jer | | |
| Telephone: E-mail- | 815-929-4 | 844 | City: | Manteno | Zip: | 60950 | |
| required | jschuiteis | @villageofmanteno.com | | | | | |
| in the City/V is complete | illage of: and accura | y knowledge, that this FY 2017 ate pursuant to Tax Increment A rry Law [65 ILCS 5/11-74.6-10 e | Ilocation Redeve | | . , | seq.] and | |
| Written sign | Wee ature of TII | Schulters Administrator | | 10 - 24 . Date | 2017 | | |

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 | Date Terminated |
| TIF #1 CENTRAL BUS DIST RPA | 12/30/1986 | |
| | | |
| TIF #2 I57/DIVISION STREET | 1/21/1992 | 8/15/2016 |
| TIF #3 INDUSTRIAL PARK | 9/8/2015 | |
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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.] FY 2017

| Name of Redevelopment Project Area (below): | | | | | |
|---|--|--|--|--|--|
| | MANTENO TIF#3 - INDUSTRIAL PARK | | | | |
| | Primary Use of Redevelopment Project Area*: Industrial | | | | |

| Primary Use of Redevelopment Project Area*: Industrial | | | | |
|---|--|--|--|--|
| * 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 Pr | roject Area designated? (check one): | | | |
| | Tax Increment Allocation Redevelopment ActX | | | |
| | 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)] | х | |
| 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 | Sec. 188 | |
| | | х |
| 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 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 | | |
| | | Х |
| 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)] | | ^ |
| 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) | Х | |
| (7) (C)] 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)] | Х | |
| 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) | Х | |
| (E)] Attachment G | | |
| 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)] | | 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)] | Х | |
| If yes, please enclose any Official Statement labeled Attachment I and Attachment J MUST be Yes | | |
| 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)] | Х | |
| If attachment I is yes, 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) | х | |
| 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 | Х | |
| 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) | х | |
| (10)] | | |

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.

| FΥ | 2017 |
|-----|-------|
| TIF | NAME: |

MANTENO TIF#3 INDUSTRIAL PARK

| Special Tax Allocation Fund Balance at Beginning of Reporting Pe |
|--|
|--|

\$ -

| SOURCE of Revenue/Cash Receipts: | Re | enue/Cash ceipts for nt Reporting Year | Re | cumulative Totals of venue/Cash eipts for life of TIF | % of Total |
|---|----|---|----|---|------------|
| Property Tax Increment | \$ | 5,667 | \$ | 5,667 | 10% |
| State Sales Tax Increment | | | | | 0% |
| Local Sales Tax Increment | | | | | 0% |
| State Utility Tax Increment | | | | | 0% |
| Local Utility Tax Increment | | | | | 0% |
| Interest | \$ | 24 | \$ | 24 | 0% |
| Land/Building Sale Proceeds | | | | | 0% |
| Bond Proceeds | | | | | 0% |
| Transfers from Municipal Sources | \$ | 50,000 | \$ | 50,000 | 90% |
| Private Sources | | | | | 0% |
| Other (identify source; if multiple other sources, attach schedule) | | | \$ | ũ | 0% |

| All Amount Deposited in Special Tax Allocation by source | \$ 55,691 | | |
|--|--------------|--------------|------|
| Cumulative Total Revenues/Cash Receipts | | \$ 55,691 | 100% |
| Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) | \$ 25,989 | | |
| Distribution of Surplus | \$:50 | | |
| Total Expenditures/Disbursements | \$ 25,989 | | |
| Net/Income/Cash Receipts Over/(Under) Cash Disbursements | \$ 29,702 | | |
| FUND BALANCE, END OF REPORTING PERIOD* | \$ 29,702 | | |

^{*} If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

FY 2017

TIF NAME: MANTENO 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 |
|---|----------------------|-----------------------|
| 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 | 3,584 | |
| Village of Bourbonnais - I57 Development Feasibility Study (shared cost) | 22,405 | |
| | | |
| | | |
| | | \$ 25,989 |
| 2. Annual administrative cost, | | |
| | | |
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| | | |
| | | |
| 3, Cost of marketing sites, | | \$ |
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| | | \$ |
| Property assembly cost and site preparation costs, | ari ja katabatia (Si | |
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| 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. | | |
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| 6. Costs of construction. | | \$ |
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| | | \$ |

| SECTION 3.2 A | | |
|--|--------------------|--|
| PAGE 2 | | |
| 7. Costs of eliminating or removing contaminants and other impediments. | THE REPORT OF THE | |
| | | CONTRACTOR OF STREET |
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| | | THE PERSON NAMED IN |
| | | 30.5 |
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| | | \$ |
| 8. Cost of job training and retraining projects. | | |
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| A Piccolar and | We demonstrate the | \$ |
| 9. Financing costs. | | |
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| | | ALL REPORTS |
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| | | \$ |
| 10. Capital costs, | | |
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| | | A CONTRACTOR OF THE REAL PROPERTY AND ADDRESS OF THE PROPERTY AND ADDRESS OF THE PROPERTY AND ADDRESS OF THE PROPERTY AND ADDRESS OF |
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| | | \$ |
| 11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing | The Later States | The second second |
| projects. | Total Services | |
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| | | \$ |
| 12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects. | | |
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| SECTION 3.2 A | | | | |
|--|--|--|--|--|
| PAGE 3 | | | | |
| 13. Relocation costs. | | | | |
| | | Day of Edward | | |
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| | | Lancas Sententing (Nation | | |
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| | | \$ - | | |
| 14, Payments in lieu of taxes. | | | | |
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| | | The state of the state of | | |
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| 15. Costs of job training, retraining, advanced vocational or career education. | | | | |
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| | | \$ - | | |
| 16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project. | | | | |
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| 17. Cost of day care services. | | | | |
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| 18. Other. | | | | |
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| | | \$ - | | |
| | | | | |
| TOTAL ITEMIZED EXPENDITURES | | \$ 25,989 | | |
| | | 1 20,000 | | |

Section 3.2 B

FY 2017

TIF NAME:

MANTENO 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 | |
|------------------------|---------------------------------|--------|----------|
| Village of Bourbonnais | Feasibility Study (shared cost) | \$ | 22,405.0 |
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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 2017 MANTENO TIF#3 INDUSTRIAL PARK TIF NAME: **FUND BALANCE BY SOURCE** \$ 29,702 **Amount of Original** Issuance **Amount Designated** 1. Description of Debt Obligations 50,000 \$ Municipal interfund long term loan (payable from future prop tax) 50,000 \$ 50,000 | \$ 50,000 **Total Amount Designated for Obligations** 2. Description of Project Costs to be Paid \$ **Total Amount Designated for Project Costs TOTAL AMOUNT DESIGNATED** \$ 50,000

\$

(20,298)

SURPLUS/(DEFICIT)

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

| FY 2017 | |
|---|---|
| TIF NAME: | MANTENO TIF#3 INDUSTRIAL PARK |
| Provide a description of all property purcl redevelopment project area. | nased by the municipality during the reporting fiscal year within the |
| X Property Acquired by the Municipality With | Check here 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: | |
| | |
| 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 - 20 ILCS 620/4.7 (7)(F) PAGE 1

FY 2017

TIF Name:

Ratio of Private/Public Investment

MANTENO 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.

| 2. The Municipality <u>DID</u> undertake projects within the F complete 2a.) | todo to to pino in the | ,,00:10 | a, (ii dolodalig alio opdali) | | Х |
|--|------------------------|-----------|--|---------|----------------------------|
| 2a. The number of projects undertaken by the muni | cipality within the R | edevelo | pment Project Area: | | 1 |
| LIST the projects undertaken by | the Municipality Wit | hin the I | Redevelopment Project Are | ea: | |
| TOTAL: | 11/1/99 to I | | Estimated Investment for Subsequent Fiscal | Total E | stimated to ete Project |
| Private Investment Undertaken (See Instructions) | \$ | | \$ - | \$ | 1,500,000 |
| Public Investment Undertaken | \$ | 22,405 | \$ - | \$ | 150,000 |
| Ratio of Private/Public Investment | | 0 | | | 10 |
| | *PROJE | CT NAM | ME TO BE LISTED AFTER | PROJEC | T NUMBER |
| Project 1*: I57/6000N Development | - I. | | | T . | |
| 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*: | | | | | |
| Private Investment Undertaken (See Instructions) | | | | | |
| Public Investment Undertaken | | | | | |
| D 0 | | _ | | | |

| | _ | s not required by law, but would be helpful in eva onal MUST be included as part of complete TIF re | _ |
|---|---|--|------------------|
| SECTION 6 FY 2017 TIF NAME: MAN | ITENO TIE## NIDUO | TOLAL DADIS | |
| Provide the base EAV (at the ti Year redevelopment | ITENO TIF#3 INDUS' me of designation) an | nd the EAV for the year reported for the redevelopme | ent project area |
| project area was | | Reporting Fiscal Year | |
| designated | Base EAV | EAV | |
| 2015 \$ | 99,986 | \$ 160,107 | |
| List all overlapping tax districts If overlapping taxing district redx Chec | eived a surplus, list th | | |
| Overlapping Taxin | g District | Surplus Distributed from redevelopment project area to overlapping districts | |
| | | | |
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| | | |] |
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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 | X | |



ATTACHMENT B

10/25/2017 Date

ALISA BLANCHETTE, 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, 2016 – April 30, 2017).

Timothy O. Nugent, President

Village of Manteno

98 EAST THIRD STREET • MANTENO, ILLINOIS 60950 • 815-929-4800 • villageofmanteno.com

ATTACHMENT C

LAW OFFICES

LOUIS F. CAINKAR, LTD.

30 NORTH LA SALLE STREET-SUITE 3430

Chicago, Illinois 60602-3337

VINCENT CAINKAR MICHAEL G. CAINKAR GARY S. PERLMAN JOSEPH CAINKAR ELIZABETH M. ATTARD

SUBURBAN OFFICE:
6215 WEST 79TH STREET-SUITE 2A
BURBANK, ILLINOIS 60459-1102
705 / 430-3988

October 25, 2017

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, 2016 through April 30, 2017.

Yours truly,

Joseph Cainkar Village Attorney

JC: ks

ATTACHMENT D

2017 PROJECT COSTS VILLAGE OF MANTENO TIF #3

(Professional) Studies, Surveys, Plans

\$ 25,989

I57/6000N Feasibility Study Legal fees 22,405

3,584

FY 2017 TOTAL ALL

PROJECTS: \$ 25,989

ATTACHMENT H

Village of Manteno TIF Joint Review Meeting February 6, 2017 6:30 p.m.

Roll Call

Present:

President Timothy O. Nugent Trustee Diane Dole Trustee Samuel Martin Trustee Joel Gesky

Absent:

Trustee Wendell Phillips Trustee Timothy Boyce Trustee Todd Crockett

Also present:

Bernie Thompson: Chief of Police/Village Administrator (Acting)

Mike Cainkar: Village Attorney

Janice Schulteis: Personnel/Resource Manager Jim Hanley: Superintendent of Public Works Chris LaRocque: Director of Building and Zoning

Jake Emerson: Manteno CUSD

Press Present:

John Dykstra: Daily Journal

The meeting was called to order by the President and roll was called.

All the taxing bodies were invited to the meeting. TIF #1 will terminate in five years. The beginning balance of \$216.574 is lower due to projects completed last year. The money in TIF is used to enhance the tax base so it should be used on projects. Some of the projects included the sewer lining, decorate lighting, storm sewers, parking lots, street repair, renovate the VH, and more. A lot of the money was spent on sewer lining which people can't see but is important. TIF #2 was terminated 8/15/16. TIF #3 is the industrial TIF and has a beginning balance funded from Aqua money. Almost 3 million has been given back to the taxing bodies since 2001.

Motion by Martin, seconded by Dole to adjourn the meeting at 6:47 pm.

Minutes respectfully submitted by Alisa Blanchette, Village Clerk.