FY 2023

ANNUAL TAX INCREMENT FINANCE **REPORT**



2023

Name of Municipality:		Village of Manteno	Reporting F	Reporting Fiscal Year: 20				Reporting Fiscal Year:		2023	
County:		Kankakee	Fiscal Year	End:		4/30/2023					
Unit Code:		046/065/32									
		FY 2023 TIF Adminis	trator Contact Informati	on-Required							
First Name:	Chris		Last Name:	LaRocque							
Address:	98 East T	hird Street	Title:	Village Administr	ator						
Telephone:	815-929-4	1842	City:	Manteno	Zip:	60950					
E-mail		e@villageofmanteno.com		-							
I attest to th	e best of n	ny knowledge, that this FY 2023 repo	t of the redevelopment proje	ect area(s)							
in the City/\	/illage of		Mant	eno							
is complete	and accura	ate pursuant to Tax Increment Allocat	ion Redevelopment Act [65	LCS 5/11-74.4-3 e	et. seq.] and or Inc	dustrial Jobs					
		S 5/11-74.6-10 et. seq.].									
	Dr.	20m		0	1.13.23						
Written sig	nature of	TIF Administrator		Date							
William Sig	ilataro or	11. / 1011111111111111111111111111111111									

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 <u>EACH</u> TIF DISTICT					
Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY			
TIF #1 CENTRAL BUS DIST RPA (terminated)	12/30/1986	12/31/2021			
***TIF #3 INDUSTRIAL PARK (this report)	9/8/2015				
TIF #2 I57/DIVISION STREET (terminated)	1/21/1992	12/31/2016			
		5			

^{*}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 each redevelopment project area listed in Section 1.]

FY 2023

Attachment N)

Name of Redevelopment Project Area:

TIF #3 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 the Redevelopment Project Area designated? (check one): Tax Increment Allocation Redevelopment Act Industrial Jobs Recovery Law	x

Please utilize the information below to properly label the Attachments. Yes No 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 ves. please enclose the amendment (labeled Attachment A). redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment х 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 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). 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)1 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)] 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)] 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 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). If Attachment I is answered yes, then the Analysis 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) (8) (B) and 5/11-74.6-22 (d) (8) (B)] х If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter MUST be attached (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 х 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)] 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) (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 х chosen by the municipality If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled

FY 2023

Name of Redevelopment Project Area:

TIF #3 INDUSTRIAL PARK

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period	\$	54,059	ĺ		
SOURCE of Revenue/Cash Receipts:	Rece Cu	nue/Cash ipts for irrent ting Year	Reve Rece	imulative otals of enue/Cash ipts for life of TIF	% of Total
Property Tax Increment	\$	8,872	\$	51,381	51%
State Sales Tax Increment					0%
Local Sales Tax Increment					0%
State Utility Tax Increment	1				0%
Local Utility Tax Increment	1				0%
Interest	\$	19	\$	149	0%
Land/Building Sale Proceeds					0%
Bond Proceeds					0%
Transfers from Municipal Sources			\$	50,000	49%
Private Sources					0%
Other (identify source; if multiple other sources, attach					
schedule)					0%
Cumulative Total Revenues/Cash Receipts		;	\$	101,530	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	\$	659			
Transfers to Municipal Sources	\$	50,000	1		
Distribution of Surplus			İ		
			1		
Total Expenditures/Disbursements	\$	50,659]		
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	\$	(41,767)]		
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	\$ u must co	12,292 mplete Se] ction 3	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 2023

Name of Redevelopment Project Area:

TIF #3 INDUSTRIAL PARK

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND 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.		
		\$ -
2. Annual administrative cost.		
		\$
3. Cost of marketing sites.		
b, cost of marketing sites,		
		\$ -
4. Property assembly cost and site preparation costs.		
Troporty accounts y occurred the proparation cools.		
		\$ -
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.	Change Section & an	
		nusa esta de la se

SECTION 3.2 A

PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		nests the first
A CONTRACTOR OF THE CONTRACTOR		*
		\$
8. Cost of job training and retraining projects.		
	1	
		Shirt and the second second
		•
		\$
9. Financing costs.		
Interest payments	292	The state of the s
, , , , , , , , , , , , , , , , , , ,		
		Very line and the November of
		# 200
		\$ 292
10. Capital costs.		
	 	
	V	
	1	THE EXPLICATION OF THE PARTY OF
	+	•
		\$
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing		
projects.		\$
projects.		
projects. 12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing		
projects.		
projects. 12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing		
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projects. 12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		

SECTION 3.2 A PAGE 3

17.020			
13. Relocation costs,		CHARLES IN	
AV		ME SALE OF	
		STATE	
			mixture and a
		\$	
14. Payments in lieu of taxes.			
			The many servers
i e e e e e e e e e e e e e e e e e e e		\$	
15. Costs of job training, retraining, advanced vocational or career education.			
		\$	-
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a			
redevelopment project.			
		¢	3 3 3 3 6
47. Cook of day, para panijaga		\$	
17. Cost of day care services.			
		\$	-
18. Other.	ENERGY SERVICE	9	
Property Tax Rebate Agreements	367		
Troperty Tax Nevate Agreements	307		
	 		
			27613716
		\$	367
		1 4	007
TOTAL ITEMIZED EXPENDITURES		\$	659

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

FY 2023

Name of Redevelopment Project Area:

TIF #3 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
- Name	3011133	
		
	A.	3
	·	

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

FY 2023

Name of Redevelopment Project Area:

TIF #3 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		\$ 12,292
1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -
2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Total Amount Designated for Project Costs		\$ -
TOTAL AMOUNT DESIGNATED		\$ -
SURPLUS/(DEFICIT)		\$ 12,292

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

FY 2023

Name of Redevelopment Project Area:

TIF #3 INDUSTRIAL PARK

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

×	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:	
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:	
<u></u>	
Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
r	
Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
<u></u>	
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 2023

Name of Redevelopment Project Area:

TIF #3 INDUSTRIAL PARK

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		lowing by indicat	ing an 'X':		
1. NO projects were undertaken by the Municipality Wit					X
Water to the state of the state					
2. The municipality DID undertake projects within the R	ledevelor	oment Project Area	a. (If selecting this option,		
complete 2a and 2b.)	C75111111111111111111111111111111111111				
2a. The total number of ALL activities undertaken in	furtherar	ce of the objective	s of the redevelopment		4
plan:					1
2b. The total number of NEW projects undertaken by	the mur	icipality in fiscal ye	ear 2022 and any fiscal year		
thereafter, within the Revelopment Project area, if an	ıy_				
LIST ALL projects undertaken by the	he Muni	cipality Within t	he Redevelopment Proje	ect Are	a:
Zioi AZZ projecte anterestro,					
			Estimated Investment for		Estimated to
TOTAL:		1/1/99 to Date	Subsequent Fiscal Year		plete Project
Private Investment Undertaken (See Instructions)	\$	<u> </u>	\$ -	\$	1,500,000
Public Investment Undertaken	\$	22,405	\$ -	\$	150,000
Ratio of Private/Public Investment		0			10
Project 1 Name:					
Private Investment Undertaken (See Instructions)				\$	1,500,000
Public Investment Undertaken	\$	22,405		\$	150,000
Ratio of Private/Public Investment		0			10
Trade of the desire the series				-	
Project 2 Name:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0			0
Project 3 Name:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken	_				
Ratio of Private/Public Investment		0			0
Tratio of 1 fivate/1 ablic investment					
Project 4 Name:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0			0
MALLOND SCHOOL AND SCHOOL					
Project 5 Name:			I		
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken		0			0
Ratio of Private/Public Investment		0			U
Project 6 Name:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		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 2023

Name of Redevelopment Project Area:

TIF #3 INDUSTRIAL PARK

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information

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

SECTION 6.2-For redevelopmen	t projects beginning in or after EV 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		The number of jobs, if any, created as a result of the development to 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.	
Project Name	Temporary	Permanent	Temporary	Permanent

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.

Project Name	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:

Project Name	Stated Rate of Return

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 2023

Name of Redevelopment Project Area:

TIF #3 INDUSTRIAL PARK

Provide a general description of the redevelopment project area using only major boundaries.			
		: F	
	16		

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 2023

Name of Redevelopment Project Area:

TIF #3 INDUSTRIAL PARK

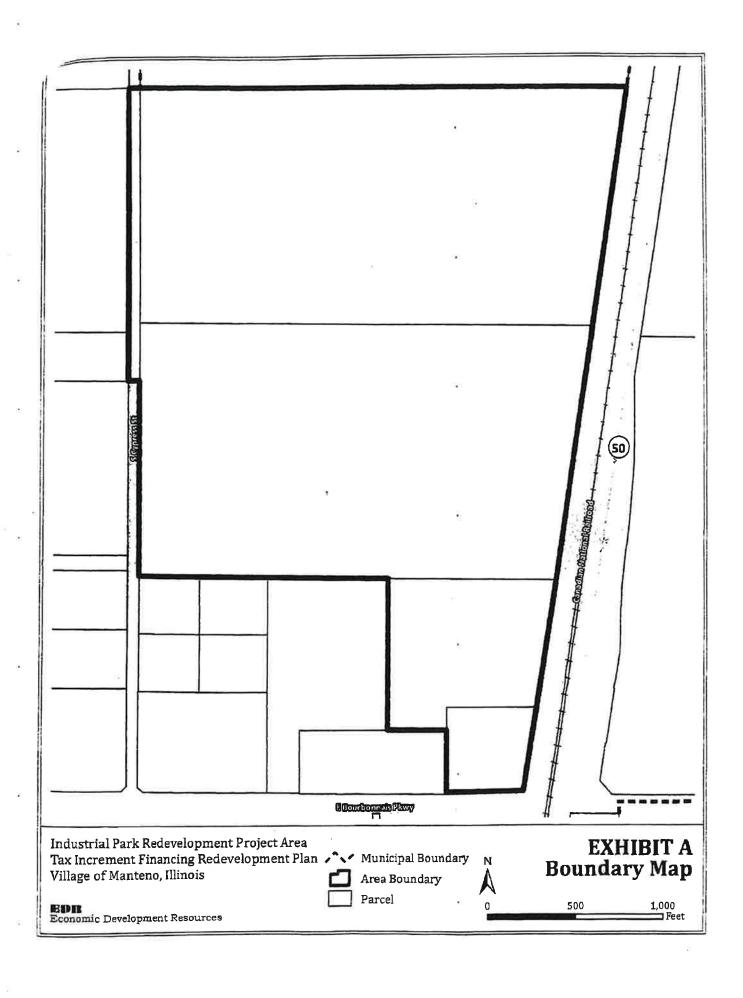
Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area.

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2015	\$ 99,986	190,986

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	
	\$	
	\$	
	\$	
8		
	\$	
	\$	
	\$	
	\$	
	\$::-	
	\$	
	\$	
	\$	
	\$	





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, 2022 – April 30, 2023).

Timothy O. Nugent, President

Village of Manteno

Data

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

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

VINCENT CAINKAR

September 11, 2023

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, 2022 through April 30, 2023.

Yours truly.

Joseph Camkar Village Attorney

JC: ab

ATTACHMENT D

2023 PROJECT COSTS VILLAGE OF MANTENO TIF #3

(Professional) Studies, Surveys, Plans Legal fees		\$
Other Interest payments Property tax rebates	292 362	\$ 659
	FYE 2023 TOTAL ALL PROJECTS:	\$ 659

Village of Manteno TIF Joint Review Meeting November 7, 2022 6:40 PM

Roll Call

President Timothy Nugent Trustee Samuel Martin Trustee Diane Dole Trustee Wendell Phillips

Absent: Trustee Joel Gesky, Trustee Timothy Boyce, Trustee Todd Crockett

Also Present:

Chris LaRocque: Village Administrator Michael Cainkar: Village Attorney Al Swinford: Chief of Police Jim Hanley: Supt. Public Works

Press Present: None

The meeting was called to order by Mayor Timothy Nugent.

Public Participation: None

We had no representatives 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 summary of TIF and a review of the 2022 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. The presentation is available on the Village of Manteno website.

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

Motion by Phillips, seconded by Dole, to adjourn the meeting at 6:50 pm.

Motion approved 4-0 (Mayor Nugent voted) Trustee Boyce, Crockett, Gesky absent

Minutes respectfully submitted by Robin Batka, Village Clerk