

FY 2016  
ANNUAL TAX INCREMENT FINANCE  
REPORT



STATE OF ILLINOIS  
COMPTROLLER  
LESLIE GEISSLER MUNGER

Name of Municipality: Village of Carol Stream Reporting Fiscal Year: 2016  
 County: DuPage Fiscal Year End: 4/30/2016  
 Unit Code: 022/030/32

TIF Administrator Contact Information			
First Name:	<u>Jon</u>	Last Name:	<u>Batek</u>
Address:	<u>500 N Gary Ave</u>	Title:	<u>Finance Director</u>
Telephone:	<u>630 671-6225</u>	City:	<u>Carol Stream</u> Zip: <u>60188</u>
Mobile		E-mail- required	<u>jbatek@carolstream.org</u>
Mobile Provider		Best way to contact	<input type="checkbox"/> Email <input type="checkbox"/> Phone <input type="checkbox"/> Mobile <input type="checkbox"/> Mail

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of Carol Stream 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 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
North Ave/Schmale Rd TIF District	12/5/2011	

\*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 2016**

<b>Name of Redevelopment Project Area:</b>	North Ave/Schmale Rd TIF
<b>Primary Use of Redevelopment Project Area*:</b>	
<b>If "Combination/Mixed" List Component Types:</b>	
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b>	
<b>Tax Increment Allocation Redevelopment Act</b> <u>XX</u>	<b>Industrial Jobs Recovery Law</b> _____

	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)] <b>If yes, please enclose the amendment labeled Attachment A</b>	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)] <b>Please enclose the CEO Certification labeled Attachment B</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)] <b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		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)] <b>If yes, please enclose the Activities Statement labeled Attachment D</b>	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)] <b>If yes, please enclose the Agreement(s) labeled Attachment E</b>	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)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>		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)] <b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	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)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>		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)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>	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)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	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) <b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>	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)] <b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>	X	
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)] <b>If yes, please enclose list only, not actual agreements labeled Attachment M</b>	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 2016

TIF NAME: North Ave/Schmale Rd TIF

Fund Balance at Beginning of Reporting Period \$ 28,562

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 14,477	\$ 48,013	1%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 73	\$ 77	0%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 3,500,000	94%
Transfers from Municipal Sources	\$ 80,143	\$ 156,099	4%
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 \$ 94,693

Cumulative Total Revenues/Cash Receipts \$ 3,704,189 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 82,812

Distribution of Surplus \$ -

Total Expenditures/Disbursements \$ 82,812

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ 11,881

FUND BALANCE, END OF REPORTING PERIOD\* \$ 40,443

\* 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) \$ 40,443

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

FY 2016

TIF NAME: North Ave/Schmale Rd 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
<b>1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)</b>		
Legal Fess	738	
		\$ 738
<b>2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)</b>		
		\$ -
<b>3. Property assembly: property acquisition, building demolition, site preparation and environmental site improvement costs. Subsections (q)(2), (o)(2) and (o)(3)</b>		
		\$ -
<b>4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)</b>		
		\$ -
<b>5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)</b>		
		\$ -
<b>6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY</b>		
		\$ -

**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)		
Repayment of TIF note for property assembly costs	82,074	
		\$ 82,074
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		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 82,812</b>



**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 2016

TIF NAME: North Ave/Schmale Rd TIF

FUND BALANCE, END OF REPORTING PERIOD \$ 40,443

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		
Non-recourse Development Note	\$ 3,500,000	\$ -
<b>Total Amount Designated for Obligations</b>	<b>\$ 3,500,000</b>	<b>\$ -</b>

<b>2. Description of Project Costs to be Paid</b>		
<b>Total Amount Designated for Project Costs</b>	<b>\$ -</b>	
<b>TOTAL AMOUNT DESIGNATED</b>	<b>\$ -</b>	
<b>SURPLUS*/(DEFICIT)</b>	<b>\$ 40,443</b>	

\* 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 2016**

**TIF NAME: North Ave/Schmale Rd TIF**

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

XX 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:	

**TIF NAME: North Ave/Schmale Rd TIF**

\*Page 1 is to be included with TIF Report. Pages 2-3 are to be included **ONLY** if projects are listed.

**Box below must be filled in with either a check or number of projects, not both**

Check 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\* 1

<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ 23,489,461	\$ -	\$ -
Public Investment Undertaken	\$ 3,500,000	\$ -	\$ -
Ratio of Private/Public Investment	6 69/97		0

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

Private Investment Undertaken (See Instructions)	\$ 23,489,461		\$ -
Public Investment Undertaken	\$ 3,500,000		
Ratio of Private/Public Investment	6 69/97		0

**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 2016

TIF NAME: North Ave/Schmale Rd 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
2011	\$ 9,552,650	\$ 11,950,650

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

\_XX\_ The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
DuPage County	\$ -
Forest Preserve	\$ -
DuPage Water Commission	\$ -
DuPage Airport Authority	\$ -
Milton Township	\$ -
Milton Township Road	\$ -
Village of Carol Stream	\$ -
Carol Stream Library	\$ -
Carol Stream Park	\$ -
Carol Stream Fire	\$ -
Wheaton Sanitary	\$ -
Wheaton Mosquito	\$ -
Unit School District 200	\$ -
Junior College #502	\$ -
	\$ -

**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
100	100	Permanent	Unknown
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

**SECTION 8**

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

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Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	

# Village of Carol Stream

FRANK SAVERINO, SR., MAYOR • LAURA CZARNECKI, CLERK • JOSEPH E. BREINIG, MANAGER  
500 N. Gary Avenue • Carol Stream, Illinois 60188-1899  
(630) 665-7050 • FAX (630) 665-1064  
www.carolstream.org



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Attachment B

October 5, 2016

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

Re: Village of Carol Stream  
North Ave/Schmale Road TIF  
Unit Code 022/030/32

To whom it may concern:

Pursuant to the provisions of the Tax Increment Allocation Redevelopment Act ("Act"), to the best of my knowledge and belief, and based on the attached representations of the Village's legal counsel, the Village of Carol Stream is in compliance with the provisions of the Act for the above-referenced tax increment financing district as of and for the year ended April 30, 2016.

Sincerely,

  
Joseph E. Breinig  
Village Manager

# Village of Carol Stream

FRANK SAVERINO, SR., MAYOR • LAURA CZARNECKI, CLERK • JOSEPH E. BREINIG, MANAGER  
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Carol Stream- North Ave/Schmale Rd TIF Unit Code 022/030/32

## Attachment F

Fund resources received were allocated toward payments on the non-recourse note.

# DRAFT

Attachment H1

**MINUTES OF THE JOINT REVIEW BOARD  
CAROL STREAM NORTH AVENUE AND SCHMALE ROAD  
TAX INCREMENT FINANCING (TIF) DISTRICT  
TUESDAY, NOVEMBER 17, 2015  
10:15 A.M.**

**Members Present:**

Frank Saverino, Sr. Mayor, Village of Carol Stream/Chairman, Joint Review Board  
William Farley, Assistant Superintendent, Wheaton/Warrenville School Dist. 200  
Susan Rini, Director, Finance & Administration, Carol Stream Park District  
Rick Kolomay, Fire Chief, Carol Stream Fire Protection District  
Mike Ashby, Public Member

**Staff/Others Present:**

Perry Johnson, Chief Administrative Officer, Carol Stream Fire Protection District  
Joseph Breinig, Village Manager, Village of Carol Stream  
Jim Rhodes, Village Attorney  
Jon Batek, Finance Director, Village of Carol Stream  
Barb Wydra, Accounting Manager, Village of Carol Stream  
Diana McDermott, Accountant

Chairman Saverino called the meeting to order at 10:18 a.m.

Chairman Saverino turned the meeting over to Finance Director Jon Batek who briefly summarized the financial reports which had been sent out prior to the meeting.

The financial statements for FY15 show a revenue of "Note Proceeds" and a corresponding expense of "Development Incentives" in the amount of \$3,500,000. It was noted that this was the accounting treatment to record the issuance of the note connected with the TIF Redevelopment Agreement. The note was not monetized and no payments have been made to the developer during FY15.

FY15 saw the first transfers of sales taxes generated from the new Caputo's grocery store based on its opening in September of 2014. The contribution of sales taxes to the TIF brought the fund out of its beginning of year negative fund balance of \$58,060 to a positive ending fund balance at April 30, 2015 of \$25,562. Thus far property tax increment has been minimal as the reassessment of the full grocery store is not expected to happen until the 2015 assessment which will be billed and collected in 2016. Assessment information for 2015 is not yet known.

For the current fiscal year FY16, incremental property taxes are approximately the same as in FY15, none of which was generated by the Caputo's parcel due to assessment appeals that reduced their EAV below the frozen TIF EAV. Sales taxes contributed to the TIF are 50% of collections based on the Redevelopment Agreement and are projected for the first full year of collections in FY16.

Unit Code 022/030/32

Attachment H

**MINUTES OF THE JOINT REVIEW BOARD  
CAROL STREAM NORTH AVENUE AND SCHMALE ROAD  
TAX INCREMENT FINANCING (TIF) DISTRICT  
TUESDAY, NOVEMBER 17, 2015  
10:15 A.M.**

A total of \$82,000 is estimated to be paid to the Developer against the \$3.5 million note, none of which represents a return of principal on the note. At present, there is an interest payment deficiency on the note. The reassessment of the property in 2015 will provide important insight into how payments toward principal on the note will develop over the 15 year commitment under the redevelopment agreement. Thus far, the first year of fifteen has resulted in no principal payments paid on the note. The developer only receives incremental property taxes and a portion of the sales taxes that is created by the grocery store parcel. This is capped at 13 years for property and sales taxes, with a possible two year extension of property tax increment only if the full principal balance of the note remains unpaid.

There was general discussion of the development process and the current development activities of outlot properties abutting the grocery store parcel.

There being no further questions, Mr. Ashby moved to adjourn the meeting, seconded by Ms. Rini. All ayes. Motion carried. The meeting was adjourned at 10:29 a.m.

Prepared by Jon Batek, Finance Director

Unit Code 022/030/32