

STATE OF ILLINOIS
COMPTROLLER

SUSANA A. MENDOZA

Name of Municipality:	<u>City of Urbana</u>	Reporting Fiscal Year:	2018
County:	<u>Champaign</u>	Fiscal Year End:	6 / 30 /2018
Unit Code:	10/120/30		

TIF Administrator Contact Information

First Name:	Brandon	Last Name:	Boys
Address:	400 S Vine St	Title:	Economic Development Manager
Telephone:	217-328-8270	City:	Urbana
E-mail- required	bsboys@urbanainlinois.us	Zip:	61801

I attest to the best of my knowledge, that this FY 2018 report of the redevelopment project area(s)
in the City/Village of: Urbana
is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or
Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

Written signature of TIF Administrator

1/2/2019
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

[illegible]

*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 2018

Name of Redevelopment Project Area (below): <div style="text-align: center; padding: 10px;">Central Redevelopment Project Area</div>
Primary Use of Redevelopment Project Area*: Central Bus Dist.
<small>* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.</small>
If "Combination/Mixed" List Component Types:
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): <div style="display: flex; justify-content: space-between; align-items: flex-end;"> Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/> </div> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> Industrial Jobs Recovery Law <input type="checkbox"/> </div>

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)] If yes, please enclose the amendment (labeled Attachment A).	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)] Please enclose the CEO Certification (labeled Attachment 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)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		x
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)] If yes, please enclose the Activities Statement (labeled Attachment D).		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)] If yes, please enclose the Agreement(s) (labeled Attachment E).	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)] If yes, please enclose the Additional Information (labeled Attachment F).		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)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	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)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).	x	
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 must be attached and (labeled Attachment J).	x	
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)] If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).	x	
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) If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).		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)] 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).		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)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).	x	

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 2018

TIF NAME:

Central Redevelopment Project Area

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 220,458

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 5,921	\$ 8,460	1%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 621	\$ 6,553	1%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources	\$ 69,192	\$ 952,472	98%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ 157	\$ 157	0%

All Amount Deposited in Special Tax Allocation Fund \$ 75,891

Cumulative Total Revenues/Cash Receipts \$ 967,642 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 293,164

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 293,164

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (217,273)

FUND BALANCE, END OF REPORTING PERIOD* \$ 3,185

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

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 2018

TIF NAME:

Central Redevelopment Project Area

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.		
Personnel Services	3,994	
Legal/marketing/promotion	849	
		\$ 4,843
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
UBA Marketing activities/Public Arts	95,103	
		\$ 95,103
4. Property assembly cost and site preparation costs.		
Site Prep	945	
		\$ 945
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.		
Development Incentives	57,488	
129 N Race Development	\$13,424	
25 O' Clock Brewing Co	\$28,000	
Blackbird	\$47,719	
A Plus Restaurant	\$ 12,729.00	
Broadway Food Hall	\$ 24,922.00	
		\$ 184,282
6. Costs of the construction of public works or improvements.		
Broadway Mini Park	7,991	
		\$ 7,991

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		
8. Cost of job training and retraining projects.		\$ -
9. Financing costs.		\$ -
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.		\$ -
		\$ -

		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
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.		
		\$ -

		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
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.		
		\$ -

		\$ -
9. Financing costs.		
		\$ -
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.		
		\$ -

[illegible][illegible][illegible][illegible]

PAGE 3

TOTAL ITEMIZED EXPENDITURES		\$ 293,164
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FY 2018

Central Redevelopment Project Area

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

[illegible]

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 2018

TIF NAME:

Central Redevelopment Project Area

FUND BALANCE BY SOURCE

\$ 3,185

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		

Total Amount Designated for Obligations	\$ -	\$ -
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2. Description of Project Costs to be Paid

129 N Race Development		\$ 20,685
Cohen Building 136 W Main		\$ 500,000
Crane Alley 119 W Main		\$ 44,281

Total Amount Designated for Project Costs	\$ 564,966
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TOTAL AMOUNT DESIGNATED	\$ 564,966
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SURPLUS/(DEFICIT)	\$ (561,781)
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SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2018

TIF NAME:

Central Redevelopment Project Area

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

x

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.

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 2018

TIF Name:

Central Redevelopment Project Area

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.	x
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
TOTAL:			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		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 the complete TIF report

SECTION 6
FY 2018

TIF NAME: Central Redevelopment Project Area

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
2016	\$ 13,844,560	\$ 13,437,240

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

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

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Urbana School District	\$ -
City of Urbana	\$ -
Urbana Park District	\$ -
Champaign County	\$ -
Parkland College	\$ -
CU MTD	\$ -
Cunningham Township	\$ -
CU Health District	\$ -
Forest Preserve	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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:

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

Attachment B

January 3rd, 2019

Local Government Division
Office of the Comptroller
100 W. Randolph, Suite 15-500
Chicago, IL 60601

**Re: Report of Annual Activities - Urbana Central Redevelopment Project Area
July 1, 2017 through June 30, 2018**

Dear Local Government Compliance Manager:

Pursuant to the Tax Increment Allocation Redevelopment Act, the City of Urbana hereby submits the annual Tax Increment Finance Report for the Central Redevelopment Project Area for the period July 1, 2017 through June 30, 2018.

I hereby certify that the City of Urbana has complied with all requirements of the Tax Increment Allocation Redevelopment Act, including reporting requirements during Fiscal Year 2017-18.

Should you have any questions concerning our annual report for Urbana Central Redevelopment Project Area, please contact Brandon Boys, at 217/328-8270.

Sincerely,

A handwritten signature in cursive script, reading "Diane W. Marlin", is written over a horizontal line.

Diane W. Marlin
Mayor

January 4th, 2019

Local Government Division
Office of the Comptroller
100 W. Randolph, Suite 15-500
Chicago, IL 60601

**Re: Report of Annual Activities – Central Redevelopment Project Area
July 1, 2017 through June 30, 2018**

Dear Local Government Compliance Manager:

I am legal counsel for the City of Urbana, Champaign County, Illinois (the "City"), and in connection with the requirements of Section 5/11-74.4 of the Municipal Code of the State of Illinois, as amended (65 ILCS 5/11-74.4) and also referred to as the Tax Increment Allocation Redevelopment Act (the "Act") I have examined, among other things, the following:

1. Annual Tax Increment Finance Report for the Central Redevelopment Project Area, as prepared by Brandon Boys, Economic Development Manager for the City, and Elizabeth Hannan, Finance Director for the City, dated January 2, 2019.
2. Excerpts from the Comprehensive Annual Financial Report of the City for the year ended June 30, 2018, together with the letter from Baker Tilly Virchow Krause, LLP, an independent certified public accounting firm, for Fiscal Year July 1, 2017 through June 30, 2018, indicating compliance with the requirements of Section 11-74.4-3 of the Act.
3. A letter dated January 2nd, 2019 from Diane W. Marlin, Mayor, addressed to the Office of the Comptroller as addressed above regarding the certification by the Mayor as the Chief Executive Officer of the City, as required by Section 11-74.4-5 (d) (3) and 11-74.6-22 (d) (3) of the Act.

Based on the foregoing and in reliance on the factual matters contained therein, but without having independently verified the accuracy or completeness of such factual matters, I am of the opinion that the City was in compliance with the Act of and during the period covered by such reported information.

Sincerely,



Curt Borman
Assistant City Attorney
Ph. 217/384-2464

Attachment D
Activities Statement

and

Attachment F
Additional Information

The following activities were undertaken in furtherance of the objectives of the redevelopment plan.

1. Central TIF paid \$4,843 in the form of marketing, promotion, personnel and legal services.
2. Central TIF paid \$13,424 through a redevelopment agreement with 129 N Race LLC for the renovation and reactivation of the downtown property 129 N Race.
3. Central TIF paid \$24,922 through a redevelopment agreement with Broadway Market LLC for the renovation and reactivation of 401 N Broadway Ave.
4. Central TIF paid \$28,000 through a redevelopment agreement with Downtown Creations LLC for the renovation of 119 W Main St
5. Central TIF paid \$98,217 in Downtown Redevelopment Reimbursements to property owners and tenants engaged in improving or renovating existing buildings associated with the expansion of existing or the establishment of new businesses.
6. Central TIF paid \$945 for environmental / site preparation for the site of 200 N Vine.
7. Central TIF paid the Urbana Business Association Marketing and Public Art Activities \$95,103.
8. Central TIF paid \$7,991 toward improvements in the Broadway Mini Park.

CITY OF URBANA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
As of June 30, 2018

	Special Revenue			
	Police Special	Farmer's Market	Social Services	Community Development Special
ASSETS				
Cash and investments	\$ 117,941	\$ 101,640	\$ -	\$ 182,265
Receivables				
Property taxes	-	-	-	-
Other taxes	-	-	-	-
Accounts	-	-	-	-
Due from other governments	-	-	-	332,789
Grants	-	-	-	-
TOTAL ASSETS	<u>\$ 117,941</u>	<u>\$ 101,640</u>	<u>\$ -</u>	<u>\$ 515,054</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 859	\$ 16,529	\$ -	\$ 1,126
Accrued salaries and taxes	-	2,207	-	7,762
Due to other funds	-	-	-	-
Unearned revenues	-	-	-	-
Total Liabilities	<u>859</u>	<u>18,736</u>	<u>-</u>	<u>8,888</u>
Deferred Inflows of Resources				
Property taxes levied for future periods	-	-	-	-
Unavailable revenues for grants	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Restricted for urban housing and development	-	-	-	64,580
Restricted for public safety	-	-	-	-
Restricted for highways and streets	-	-	-	-
Committed for capital projects	-	-	-	-
Assigned for public safety	117,082	-	-	-
Assigned for urban housing and development	-	82,904	-	441,586
Assigned for public television	-	-	-	-
Total Fund Balances	<u>117,082</u>	<u>82,904</u>	<u>-</u>	<u>506,166</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 117,941</u>	<u>\$ 101,640</u>	<u>\$ -</u>	<u>\$ 515,054</u>

Special Revenue						
Community Development Grants	TIF #2	TIF #4	Central TIF	Post TIF Closure	Insurance Financing	Recycling
\$ -	\$ 1,411,491	\$ 1,914,222	\$ 12,234	\$ 218,860	\$ -	\$ 802,514
-	654,674	487,656	2,584	-	-	-
-	-	-	-	-	-	53,014
-	50,000	-	-	-	-	79,008
-	-	-	-	-	-	-
<u>238,988</u>	-	-	-	-	-	-
<u>\$ 238,988</u>	<u>\$ 2,116,165</u>	<u>\$ 2,401,878</u>	<u>\$ 14,818</u>	<u>\$ 218,860</u>	<u>\$ -</u>	<u>\$ 934,536</u>
\$ 21,572	\$ -	\$ 107,517	\$ 9,458	\$ 139,083	\$ -	\$ 38,713
-	1,617	2,069	-	-	-	5,172
136,397	-	-	-	-	-	-
-	-	-	-	-	-	65,636
<u>157,969</u>	<u>1,617</u>	<u>109,586</u>	<u>9,458</u>	<u>139,083</u>	<u>-</u>	<u>109,521</u>
-	508,626	388,911	2,175	-	-	-
<u>63,603</u>	-	-	-	-	-	-
<u>63,603</u>	<u>508,626</u>	<u>388,911</u>	<u>2,175</u>	<u>-</u>	<u>-</u>	<u>-</u>
17,416	1,605,922	1,903,381	3,185	79,777	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	825,015
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>17,416</u>	<u>1,605,922</u>	<u>1,903,381</u>	<u>3,185</u>	<u>79,777</u>	<u>-</u>	<u>825,015</u>
<u>\$ 238,988</u>	<u>\$ 2,116,165</u>	<u>\$ 2,401,878</u>	<u>\$ 14,818</u>	<u>\$ 218,860</u>	<u>\$ -</u>	<u>\$ 934,536</u>

CITY OF URBANA

COMBINING BALANCE SHEET NONMAJOR GOVERNMENTAL FUNDS As of June 30, 2018

	Special Revenue		Capital Projects	Total Nonmajor Governmental Funds
	Cable TV PEG	Arms Programming	Sanitary Sewer	
ASSETS				
Cash and investments	\$ 168,291	\$ 125,517	\$ 859,161	\$ 5,914,136
Receivables				
Property taxes	-	-	-	1,144,914
Other taxes	-	-	290,314	343,328
Accounts	-	-	-	129,008
Due from other governments	-	-	-	332,789
Grants	-	-	-	238,988
TOTAL ASSETS	<u>\$ 168,291</u>	<u>\$ 125,517</u>	<u>\$ 1,149,475</u>	<u>\$ 8,103,163</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 164	\$ 46	\$ 18,145	\$ 353,212
Accrued salaries and taxes	2,198	1,299	-	22,324
Due to other funds	-	-	-	136,397
Unearned revenues	-	-	84,174	149,810
Total Liabilities	<u>2,362</u>	<u>1,345</u>	<u>102,319</u>	<u>661,743</u>
Deferred Inflows of Resources				
Property taxes levied for future periods	-	-	-	899,712
Unavailable revenues for grants	-	-	-	63,603
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>963,315</u>
Fund Balances				
Restricted for urban housing and development	-	-	-	3,674,261
Restricted for public safety	-	90,816	-	90,816
Restricted for highways and streets	-	-	-	825,015
Committed for capital projects	-	-	1,047,156	1,047,156
Assigned for public safety	-	33,356	-	150,438
Assigned for urban housing and development	-	-	-	524,490
Assigned for public television	165,929	-	-	165,929
Total Fund Balances	<u>165,929</u>	<u>124,172</u>	<u>1,047,156</u>	<u>6,478,105</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 168,291</u>	<u>\$ 125,517</u>	<u>\$ 1,149,475</u>	<u>\$ 8,103,163</u>

CITY OF URBANA

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS For the Year Ended June 30, 2018

	Special Revenue			
	Police Special	Farmer's Market	Social Services	Community Development Special
REVENUES				
Property taxes	\$ -	\$ -	\$ -	\$ -
Other taxes	-	-	-	-
Intergovernmental	18,174	5,000	-	516,598
Licenses, fines, and service charges	10,853	100,717	-	-
Investment income	1,155	616	-	392
Miscellaneous	4,550	-	-	70,307
Total Revenues	<u>34,732</u>	<u>106,333</u>	<u>-</u>	<u>587,297</u>
EXPENDITURES				
Current				
General government	-	-	-	-
Public safety	20,882	-	-	-
Highways and streets	-	-	-	-
Urban redevelopment and housing	-	96,010	-	452,018
Capital Outlay	6,596	-	-	-
Debt Service				
Principal	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total Expenditures	<u>27,478</u>	<u>96,010</u>	<u>-</u>	<u>452,018</u>
Excess (deficiency) of revenues over expenditures	<u>7,254</u>	<u>10,323</u>	<u>-</u>	<u>135,279</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	114,828	72,581	-	305,256
Transfers out	(5,000)	-	(31,040)	(37,170)
Total Other Financing Sources (Uses)	<u>109,828</u>	<u>72,581</u>	<u>(31,040)</u>	<u>268,086</u>
Net Change in Fund Balances	117,082	82,904	(31,040)	403,365
FUND BALANCES (DEFICIT) - Beginning of Year	<u>-</u>	<u>-</u>	<u>31,040</u>	<u>102,801</u>
FUND BALANCES - END OF YEAR	<u>\$ 117,082</u>	<u>\$ 82,904</u>	<u>\$ -</u>	<u>\$ 506,166</u>

Special Revenue

Community Development Grants	TIF #2	TIF #4	Central TIF	Post TIF Closure	Insurance Financing	Recycling
\$ -	\$ 1,279,105	\$ 1,025,223	\$ 5,921	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
1,383,427	-	-	-	-	-	-
(5)	4,197	4,763	621	1,532	-	1,322,727
-	-	-	157	-	-	2,477
<u>1,383,422</u>	<u>1,283,302</u>	<u>1,029,986</u>	<u>6,699</u>	<u>1,532</u>	-	<u>1,325,204</u>
-	-	-	-	-	-	-
-	-	-	-	-	-	-
1,014,527	279,786	573,869	285,173	139,083	-	1,078,345
-	-	635,220	7,991	-	-	51,535
-	865,000	-	-	-	-	-
-	63,778	-	-	-	-	-
<u>1,014,527</u>	<u>1,208,564</u>	<u>1,209,089</u>	<u>293,164</u>	<u>139,083</u>	-	<u>1,129,880</u>
<u>368,895</u>	<u>74,738</u>	<u>(179,103)</u>	<u>(286,465)</u>	<u>(137,551)</u>	-	<u>195,324</u>
-	-	-	69,192	-	-	-
<u>(305,256)</u>	<u>(98,506)</u>	-	-	-	<u>(2,354,138)</u>	<u>(137,659)</u>
<u>(305,256)</u>	<u>(98,506)</u>	-	<u>69,192</u>	-	<u>(2,354,138)</u>	<u>(137,659)</u>
63,639	(23,768)	(179,103)	(217,273)	(137,551)	(2,354,138)	57,665
<u>(46,223)</u>	<u>1,629,690</u>	<u>2,082,484</u>	<u>220,458</u>	<u>217,328</u>	<u>2,354,138</u>	<u>767,350</u>
<u>\$ 17,416</u>	<u>\$ 1,605,922</u>	<u>\$ 1,903,381</u>	<u>\$ 3,185</u>	<u>\$ 79,777</u>	<u>\$ -</u>	<u>\$ 825,015</u>

CITY OF URBANA

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS For the Year Ended June 30, 2018

	Special Revenue		Capital Projects	Total Nonmajor Governmental Funds
	Cable TV PEG	Arms Programming	Sanitary Sewer	
REVENUES				
Property taxes	\$ -	\$ -	\$ -	\$ 2,310,249
Other taxes	-	-	1,342,597	1,342,597
Intergovernmental	-	114,216	-	2,037,415
Licenses, fines, and service charges	144,749	-	-	1,579,046
Investment income	1,466	435	4,695	22,344
Miscellaneous	-	-	-	75,014
Total Revenues	<u>146,215</u>	<u>114,651</u>	<u>1,347,292</u>	<u>7,366,665</u>
EXPENDITURES				
Current				
General government	137,091	96,535	-	233,626
Public safety	-	-	-	20,882
Highways and streets	-	-	102,185	1,180,530
Urban redevelopment and housing	-	-	-	2,840,466
Capital Outlay	4,358	-	439,749	1,145,449
Debt Service				
Principal	-	-	-	865,000
Interest and fiscal charges	-	-	-	63,778
Total Expenditures	<u>141,449</u>	<u>96,535</u>	<u>541,934</u>	<u>6,349,731</u>
Excess (deficiency) of revenues over expenditures	<u>4,766</u>	<u>18,116</u>	<u>805,358</u>	<u>1,016,934</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	-	23,374	-	585,231
Transfers out	(4,141)	(26,359)	(803,661)	(3,802,930)
Total Other Financing Sources (Uses)	<u>(4,141)</u>	<u>(2,985)</u>	<u>(803,661)</u>	<u>(3,217,699)</u>
Net Change in Fund Balances	625	15,131	1,697	(2,200,765)
FUND BALANCES (DEFICIT) - Beginning of Year	<u>165,304</u>	<u>109,041</u>	<u>1,045,459</u>	<u>8,678,870</u>
FUND BALANCES - END OF YEAR	<u>\$ 165,929</u>	<u>\$ 124,172</u>	<u>\$ 1,047,156</u>	<u>\$ 6,478,105</u>



INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

To the Honorable Mayor and Members of the City Council
City of Urbana, Illinois

We have audited the basic financial statements of the City of Urbana, as of and for the year ended June 30, 2018, and have issued our report thereon dated December 19, 2018. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing", insofar as it relates to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the City Council, management, the State of Illinois, and others within the City and is not intended to be, and should not be, used by anyone other than the specified parties.

Baker Tilly Virchow Krause, LLP

Oak Brook, Illinois
December 19, 2018