

STATE OF ILLINOIS
COMPTROLLER

SUSANA A. MENDOZA

Unit Code: 10/120/30

required bsboys@urbanaininois.us

Date _____

[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 2017

Name of Redevelopment Project Area (below):	Central Redevelopment Project Area
Primary Use of Redevelopment Project Area*: Central Bus Dist.	
* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
If "Combination/Mixed" List Component Types: Central Bus Dist.	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	<input checked="" type="checkbox"/>
Industrial Jobs Recovery Law	<input type="checkbox"/>

	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 and Attachment J MUST be Yes	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, 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 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 2017

TIF NAME:

Central Redevelopment Project Area

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ -

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	\$ 2,168	\$ 2,618	0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 5,965	\$ 5,965	1%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources	\$ 883,280	\$ 883,280	99%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation by source

\$ 891,413

Cumulative Total Revenues/Cash Receipts

\$ 891,863 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 670,955

Distribution of Surplus

Total Expenditures/Disbursements

\$ 670,955

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ 220,458

FUND BALANCE, END OF REPORTING PERIOD*

\$ 220,458

* 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 2017

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	4,794	
Legal/marketing/promotion	58,945	
		\$ 63,739
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
UBA Marketing activities/Public Arts	61,179	
		\$ 61,179
4. Property assembly cost and site preparation costs.		
Site prep	920	
		\$ 920
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.		
129 N Race	62,539	
401 N Broadway	320,135	
Downtown redevelopment reimbursements	25,000	
		\$ 407,674
6. Costs of construction.		
Boneyard Creek Crossing	137,443	
		\$ 137,443

SECTION 3.2 A

PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
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.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 670,955

FY 2017

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 2017

TIF NAME:

Central Redevelopment Project Area

FUND BALANCE BY SOURCE

\$ 220,458

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

Total Amount Designated for Obligations

\$ - \$ -

2. Description of Project Costs to be Paid

129 N Race Development		\$ 34,109
Cohen Building 136 W Main		\$ 500,000
401 N Broadway Incentive		\$ 24,865
Crane Alley 119 W Main		\$ 92,000

Total Amount Designated for Project Costs

\$ 650,974

TOTAL AMOUNT DESIGNATED

\$ 650,974

SURPLUS/(DEFICIT)

\$ (430,516)

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:

Central Redevelopment Project Area

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

Check here if no property was acquired by the Municipality within the
x 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 2017

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:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
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

Project 7*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 8*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 9*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 10*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 11*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 14*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 15*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 16*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 17*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 18*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 19*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 20*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 21*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 22*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 23*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 24*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 25*:

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 2017

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	\$ 13,889,990

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
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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	

December 14th, 2017

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

Re: Report of Annual Activities - Urbana Central Redevelopment Area TIF District
July 1, 2016 through June 30, 2017

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 Urbana Central Redevelopment Area Tax Increment Finance District for the period July 1, 2016 through June 30, 2017.

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 2016-17.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Diane W. Marlin". The signature is fluid and cursive, with a horizontal line drawn underneath it.

Diane W. Marlin
Mayor

December 14th, 2017

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

**Re: Report of Annual Activities - Urbana TIF District One
July 1, 2016 through June 30, 2017**

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 Urbana Central Redevelopment Area Tax Increment Finance District, as prepared by Brandon Boys, Economic Development Manager for the City, and Elizabeth Hannan, Finance Director for the City, dated December 14 2017.
2. Excerpts from the Comprehensive Annual Financial Report of the City for the year ended June 30, 2017, together with the letter from Baker Tilly Virchow Krause, LLP, an independent certified public accounting firm, for Fiscal Year July 1, 2016 through June 30, 2017, indicating compliance with the requirements of Section 11-74.4-3 of the Act.
3. A letter dated December 14, 2017 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 \$63,739 in the form of marketing, promotion, personnel and legal services.
2. Central TIF paid \$62,539 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 \$320,135 through a redevelopment agreement with Broadway Market LLC for the renovation and reactivation of 401 N Broadway Ave.
4. Central TIF paid \$25,000 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.
5. Central TIF paid \$920 for environmental / site preparation for the site of 200 N Vine.
6. Central TIF paid the Urbana Business Association Marketing and Public Art Activities: \$61,179
7. Central TIF paid \$137,443 toward improvements in the Boneyard Creek Beautification Project including the purchase of land and easements, the creation of pedestrian walkways, public gathering space, and public art as well as reconstruction of Race Street and Broadway Avenue.

Attachment E

Agreements

Agreement	Ordinance	Date Executed
Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and D&E Enterprises, L.L.C 136 Main Street Series	2017-01-005	03/23/2017
Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and Downtown Creations, LLC	2017-02-10	04/12/2017
Supplement to Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and 129 North Race LLC	2016-08-094	10/01/2016
Amendment to Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and 129 North Race LLC	2016-06-053	11/07/2016
Redevelopment Agreement by and between the City of Urbana Champaign County, Illinois and Broadway Market, LLC	2015-07-069	9/23/2015
Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and 129 N Race LLC	2015-02-013	02/27/2015
Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and Stephens Building LLC	2015-01-008	7/31/2015

CITY OF URBANA

COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 As of June 30, 2017

	Special Revenue			
	Social Services	Special Community Development	HOME Community Development	Community Development Block Grant
ASSETS				
Cash and investments	\$ 50,990	\$ -	\$ -	\$ -
Receivables				
Property taxes	-	-	-	-
Other taxes	-	-	-	-
Accounts	-	-	-	-
Grants	-	383,900	316,231	92,090
TOTAL ASSETS	<u>\$ 50,990</u>	<u>\$ 383,900</u>	<u>\$ 316,231</u>	<u>\$ 92,090</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 19,950	\$ 31,522	\$ 29,242	\$ 12,037
Accrued salaries and taxes	-	5,019	-	-
Due to other funds	-	66,174	229,163	78,356
Unearned revenues	-	129,608	-	-
Total Liabilities	<u>19,950</u>	<u>232,323</u>	<u>258,405</u>	<u>90,393</u>
Deferred Inflows of Resources				
Property taxes levied for future periods	-	-	-	-
Unavailable revenues for grants	-	50,000	76,884	-
Total Deferred Inflows of Resources	<u>-</u>	<u>50,000</u>	<u>76,884</u>	<u>-</u>
Fund Balances (Deficit)				
Restricted for urban housing and development	-	-	-	1,697
Restricted for public safety	-	-	-	-
Restricted for highways and streets	-	-	-	-
Committed for capital projects	-	-	-	-
Assigned for public safety	-	-	-	-
Assigned for urban housing and development	-	101,577	-	-
Assigned for social services	31,040	-	-	-
Assigned for workers' compensation	-	-	-	-
Assigned for public television	-	-	-	-
Unassigned	-	-	(19,058)	-
Total Fund Balances (deficit)	<u>31,040</u>	<u>101,577</u>	<u>(19,058)</u>	<u>1,697</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 50,990</u>	<u>\$ 383,900</u>	<u>\$ 316,231</u>	<u>\$ 92,090</u>

Special Revenue						
Tax Increment Financing District 1	Tax Increment Financing District 2	Post TIF Escrow	Central TIF	Insurance Financing	Recycling	Public Television
\$ -	\$ 1,428,660	\$ 217,328	\$ 345,591	\$ 2,354,138	\$ 754,623	\$ 167,446
-	672,131	-	2,991	-	-	-
-	-	-	-	-	81,916	-
-	50,000	-	-	-	-	-
-	-	-	-	-	-	-
<u>\$ -</u>	<u>\$ 2,150,791</u>	<u>\$ 217,328</u>	<u>\$ 348,582</u>	<u>\$ 2,354,138</u>	<u>\$ 836,539</u>	<u>\$ 167,446</u>
\$ -	\$ -	\$ -	\$ 125,463	\$ -	\$ 62,618	\$ -
-	942	-	-	-	6,071	2,142
-	-	-	-	-	-	-
-	-	-	-	-	500	-
-	942	-	125,463	-	69,189	2,142
-	-	-	-	-	-	-
-	520,159	-	2,661	-	-	-
-	-	-	-	-	-	-
-	520,159	-	2,661	-	-	-
-	-	-	-	-	-	-
-	1,629,690	217,328	220,458	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	767,350	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	2,354,138	-	-
-	-	-	-	-	-	165,304
-	-	-	-	-	-	-
<u>-</u>	<u>1,629,690</u>	<u>217,328</u>	<u>220,458</u>	<u>2,354,138</u>	<u>767,350</u>	<u>165,304</u>
<u>\$ -</u>	<u>\$ 2,150,791</u>	<u>\$ 217,328</u>	<u>\$ 348,582</u>	<u>\$ 2,354,138</u>	<u>\$ 836,539</u>	<u>\$ 167,446</u>

CITY OF URBANA

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS For the Year Ended June 30, 2017

	Special Revenue			
	Social Services	Special Community Development	HOME Community Development	Community Development Block Grant
REVENUES				
Property taxes	\$ -	\$ -	\$ -	\$ -
Other taxes	-	-	-	-
Intergovernmental	-	453,082	498,083	385,507
Licenses, fines, and service charges	-	114,323	8,182	290
Investment income	(69)	392	-	-
Miscellaneous	-	14,095	-	-
Total Revenues	<u>(69)</u>	<u>581,892</u>	<u>506,265</u>	<u>385,797</u>
EXPENDITURES				
Current				
General government	70,000	-	-	-
Public safety	-	-	-	-
Highways and streets	-	-	-	-
Urban redevelopment and housing	-	773,199	449,879	153,665
Capital Outlay	-	-	-	-
Debt Service				
Principal	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total Expenditures	<u>70,000</u>	<u>773,199</u>	<u>449,879</u>	<u>153,665</u>
Excess (deficiency) of revenues over expenditures	<u>(70,069)</u>	<u>(191,307)</u>	<u>56,386</u>	<u>232,132</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	65,000	327,591	-	-
Transfers out	-	-	(88,661)	(218,208)
Total Other Financing Sources (Uses)	<u>65,000</u>	<u>327,591</u>	<u>(88,661)</u>	<u>(218,208)</u>
Net Change in Fund Balances	(5,069)	136,284	(32,275)	13,924
FUND BALANCES (DEFICIT) - Beginning of Year	<u>36,109</u>	<u>(34,707)</u>	<u>13,217</u>	<u>(12,227)</u>
FUND BALANCES (DEFICIT) - END OF YEAR	<u>\$ 31,040</u>	<u>\$ 101,577</u>	<u>\$ (19,058)</u>	<u>\$ 1,697</u>

Special Revenue

Tax Increment Financing District 1	Tax Increment Financing District 2	Post TIF Escrow	Central TIF	Insurance Financing	Recycling	Public Television
\$ 240,661	\$ 1,353,487	\$ 30,770	\$ 2,168	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	1,339,994	152,526
(4,720)	(4,728)	-	5,965	3,850	(2,245)	83
-	1,055	7,118	-	-	-	-
<u>235,941</u>	<u>1,349,814</u>	<u>37,888</u>	<u>8,133</u>	<u>3,850</u>	<u>1,337,749</u>	<u>152,609</u>
-	-	-	-	-	-	149,002
-	-	-	-	-	-	-
-	-	-	-	-	1,486,244	-
91,386	382,150	284,287	533,512	-	-	-
-	(3,134)	-	137,443	-	6,777	739
-	855,000	-	-	-	-	-
-	76,005	-	-	-	-	-
<u>91,386</u>	<u>1,310,021</u>	<u>284,287</u>	<u>670,955</u>	<u>-</u>	<u>1,493,021</u>	<u>149,741</u>
<u>144,555</u>	<u>39,793</u>	<u>(246,399)</u>	<u>(662,822)</u>	<u>3,850</u>	<u>(155,272)</u>	<u>2,868</u>
-	181,779	499,333	883,280	-	-	138,000
(681,112)	(912,755)	(35,606)	-	(380,000)	(108,981)	-
<u>(681,112)</u>	<u>(730,976)</u>	<u>463,727</u>	<u>883,280</u>	<u>(380,000)</u>	<u>(108,981)</u>	<u>138,000</u>
(536,557)	(691,183)	217,328	220,458	(376,150)	(264,253)	140,868
<u>536,557</u>	<u>2,320,873</u>	<u>-</u>	<u>-</u>	<u>2,730,288</u>	<u>1,031,603</u>	<u>24,436</u>
<u>\$ -</u>	<u>\$ 1,629,690</u>	<u>\$ 217,328</u>	<u>\$ 220,458</u>	<u>\$ 2,354,138</u>	<u>\$ 767,350</u>	<u>\$ 165,304</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, 2017, and have issued our report thereon dated December 20, 2017. 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 Vichaw Krause, LLP

Oak Brook, Illinois
December 20, 2017

STATE OF ILLINOIS
COMPTROLLER

SUSANA A. MENDOZA

Name of Municipality:	<u>City of Urbana</u>	Reporting Fiscal Year:	2017
County:	<u>Champaign</u>	Fiscal Year End:	6/30/2017
Unit Code:	<u>10/120/30</u>		

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	Zip:	61801
E-mail- required	bsboys@urbanainllinois.us				

I attest to the best of my knowledge, that this FY 2017 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 Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

Bea Bgs

Written signature of TIF Administrator

12/14/2017

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 2017

Name of Redevelopment Project Area (below):	TIF District One
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: Central Bus Dist.	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	<input checked="" type="checkbox"/>
Industrial Jobs Recovery Law	<input type="checkbox"/>

	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 and Attachment J MUST be Yes	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, 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 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 2017

TIF NAME:

TIF District One

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 536,557

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	\$ 271,431	\$ 18,111,291	75%
State Sales Tax Increment		\$ 491,976	2%
Local Sales Tax Increment		\$ 565,327	2%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ (4,720)	\$ 930,448	4%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 2,300,000	10%
Transfers from Municipal Sources		\$ 1,591,392	7%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ 7,118	\$ 134,682	1%

All Amount Deposited in Special Tax Allocation by source

\$ 273,829

Cumulative Total Revenues/Cash Receipts

\$ 24,125,116 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 310,665

Distribution of Surplus

\$ 282,393

Total Expenditures/Disbursements

\$ 593,058

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ (319,229)

FUND BALANCE, END OF REPORTING PERIOD*

\$ 217,328

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

TIF NAME: TIF District One

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment project costs)

PAGE 1

[illegible]

SECTION 3.2 A	
---------------	--

PAGE 3

13. Relocation costs.		\$ -
14. Payments in lieu of taxes.		\$ -
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
Vocational payments to the School District	37,500	
		\$ 37,500
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
Transfer to TIF 2	181,779	
		\$ 181,779
TOTAL ITEMIZED EXPENDITURES		\$ 310,665

FY 2017

TIF District One

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 2017

TIF NAME:

TIF District One

FUND BALANCE BY SOURCE

\$ 217,328

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

Total Amount Designated for Obligations

\$ - \$ -

2. Description of Project Costs to be Paid

Stephens Building Dev		\$ 220,000

Total Amount Designated for Project Costs

\$ 220,000

TOTAL AMOUNT DESIGNATED

\$ 220,000

SURPLUS/(DEFICIT)

\$ (2,672)

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:

TIF District One

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

**Check here if no property was acquired by the Municipality within the
x 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 2017

TIF Name:

TIF District One

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:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
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

Project 7*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 8*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 9*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 10*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 11*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 14*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 15*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 16*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 17*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 18*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 19*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 20*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 21*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 22*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 23*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 24*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 25*:

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 2017

TIF NAME: TIF One

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
1980	\$ 2,430,250	NA

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	\$ 157,215
City of Urbana	\$ 35,606
Urbana Park District	\$ 32,096
Champaign County	\$ 22,788
Parkland College	\$ 14,348
CU MTD	\$ 8,756
Cunningham Township	\$ 5,660
CU Health District	\$ 3,435
Forest Preserve	\$ 2,489
	\$ -
	\$ -
	\$ -
	\$ -

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	

December 14th, 2017

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

**Re: Report of Annual Activities - Urbana TIF District One
July 1, 2016 through June 30, 2017**

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 Urbana Tax Increment Finance District One for the period July 1, 2016 through June 30, 2017.

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 2016-17.

Should you have any questions concerning our annual report for Urbana TIF District One, please contact Brandon Boys, at 217/328-8270.

Sincerely,

A handwritten signature in cursive script, reading "Diane W. Marlin". The signature is written in dark ink and is positioned above a horizontal line.

Diane W. Marlin
Mayor

December 14th, 2017

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

**Re: Report of Annual Activities - Urbana TIF District One
July 1, 2016 through June 30, 2017**

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 Urbana Tax Increment Finance District One, as prepared by Brandon Boys, Economic Development Manager for the City, and Elizabeth Hannan, Finance Director for the City, dated December 14, 2017.
2. Excerpts from the Comprehensive Annual Financial Report of the City for the year ended June 30, 2017, together with the letter from Baker Tilly Virchow Krause, LLP, an independent certified public accounting firm, for Fiscal Year July 1, 2016 through June 30, 2017, indicating compliance with the requirements of Section 11-74.4-3 of the Act.
3. A letter dated December 14, 2017 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. TIF 1 paid the Urbana Business Association Marketing and Public Arts Activities: \$11,445
2. TIF 1 paid \$12,446 in the form of marketing, promotion and legal services, and \$16,806 in personnel services.
3. TIF 1 paid \$46,689 under a redevelopment agreement with Stratford Properties as consideration of their having constructed a mixed-use 40-unit apartment building on a downtown site.
4. TIF 1 paid \$4,000 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.
5. TIF 1 paid \$37,500 towards vocational payments to the School District.
6. TIF 1 transferred \$181,779 to TIF 2.

Attachment E

Agreements

Agreement	Ordinance	Date Executed
Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and Stephens Building LLC	2015-01-008	7/31/2015
Redevelopment Agreement First Amended and Restated by and between the City of Urbana, Champaign County, Illinois and Cake Design Development LLC - Series 204 West Main Street	2015-01-007	1/22/2015
Redevelopment Agreement Second Amended and Restated by and between the City of Urbana, Champaign County, Illinois and Cake Design Development LLC	2014-10-101	11/18/14
First Amendment to Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and Xiao Jin Yuan, a natural person	2012-06-060	6/22/2012
Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and Xiao Jin Yuan, a natural person	2010-10-100	11/10/2010
Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and Racing Waters LLC an Illinois Limited Liability Company	2004-09-119	9/1/2004

CITY OF URBANA

COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 As of June 30, 2017

	Special Revenue			
	Social Services	Special Community Development	HOME Community Development	Community Development Block Grant
ASSETS				
Cash and investments	\$ 50,990	\$ -	\$ -	\$ -
Receivables				
Property taxes	-	-	-	-
Other taxes	-	-	-	-
Accounts	-	-	-	-
Grants	-	383,900	316,231	92,090
TOTAL ASSETS	<u>\$ 50,990</u>	<u>\$ 383,900</u>	<u>\$ 316,231</u>	<u>\$ 92,090</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 19,950	\$ 31,522	\$ 29,242	\$ 12,037
Accrued salaries and taxes	-	5,019	-	-
Due to other funds	-	66,174	229,163	78,356
Unearned revenues	-	129,608	-	-
Total Liabilities	<u>19,950</u>	<u>232,323</u>	<u>258,405</u>	<u>90,393</u>
Deferred Inflows of Resources				
Property taxes levied for future periods	-	-	-	-
Unavailable revenues for grants	-	50,000	76,884	-
Total Deferred Inflows of Resources	<u>-</u>	<u>50,000</u>	<u>76,884</u>	<u>-</u>
Fund Balances (Deficit)				
Restricted for urban housing and development	-	-	-	1,697
Restricted for public safety	-	-	-	-
Restricted for highways and streets	-	-	-	-
Committed for capital projects	-	-	-	-
Assigned for public safety	-	-	-	-
Assigned for urban housing and development	-	101,577	-	-
Assigned for social services	31,040	-	-	-
Assigned for workers' compensation	-	-	-	-
Assigned for public television	-	-	-	-
Unassigned	-	-	(19,058)	-
Total Fund Balances (deficit)	<u>31,040</u>	<u>101,577</u>	<u>(19,058)</u>	<u>1,697</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 50,990</u>	<u>\$ 383,900</u>	<u>\$ 316,231</u>	<u>\$ 92,090</u>

Special Revenue						
Tax Increment Financing District 1	Tax Increment Financing District 2	Post TIF Escrow	Central TIF	Insurance Financing	Recycling	Public Television
\$ -	\$ 1,428,660	\$ 217,328	\$ 345,591	\$ 2,354,138	\$ 754,623	\$ 167,446
-	672,131	-	2,991	-	-	-
-	-	-	-	-	81,916	-
-	50,000	-	-	-	-	-
-	-	-	-	-	-	-
<u>\$ -</u>	<u>\$ 2,150,791</u>	<u>\$ 217,328</u>	<u>\$ 348,582</u>	<u>\$ 2,354,138</u>	<u>\$ 836,539</u>	<u>\$ 167,446</u>
\$ -	\$ -	\$ -	\$ 125,463	\$ -	\$ 62,618	\$ -
-	942	-	-	-	6,071	2,142
-	-	-	-	-	-	-
-	-	-	-	-	500	-
-	942	-	125,463	-	69,189	2,142
-	-	-	-	-	-	-
-	520,159	-	2,661	-	-	-
-	-	-	-	-	-	-
-	520,159	-	2,661	-	-	-
-	-	-	-	-	-	-
-	1,629,690	217,328	220,458	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	767,350	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	2,354,138	-	-
-	-	-	-	-	-	165,304
-	-	-	-	-	-	-
-	1,629,690	217,328	220,458	2,354,138	767,350	165,304
<u>\$ -</u>	<u>\$ 2,150,791</u>	<u>\$ 217,328</u>	<u>\$ 348,582</u>	<u>\$ 2,354,138</u>	<u>\$ 836,539</u>	<u>\$ 167,446</u>

CITY OF URBANA

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS For the Year Ended June 30, 2017

	Special Revenue			
	Social Services	Special Community Development	HOME Community Development	Community Development Block Grant
REVENUES				
Property taxes	\$ -	\$ -	\$ -	\$ -
Other taxes	-	-	-	-
Intergovernmental	-	453,082	498,083	385,507
Licenses, fines, and service charges	-	114,323	8,182	290
Investment income	(69)	392	-	-
Miscellaneous	-	14,095	-	-
Total Revenues	<u>(69)</u>	<u>581,892</u>	<u>506,265</u>	<u>385,797</u>
EXPENDITURES				
Current				
General government	70,000	-	-	-
Public safety	-	-	-	-
Highways and streets	-	-	-	-
Urban redevelopment and housing	-	773,199	449,879	153,665
Capital Outlay	-	-	-	-
Debt Service				
Principal	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total Expenditures	<u>70,000</u>	<u>773,199</u>	<u>449,879</u>	<u>153,665</u>
Excess (deficiency) of revenues over expenditures	<u>(70,069)</u>	<u>(191,307)</u>	<u>56,386</u>	<u>232,132</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	65,000	327,591	-	-
Transfers out	-	-	(88,661)	(218,208)
Total Other Financing Sources (Uses)	<u>65,000</u>	<u>327,591</u>	<u>(88,661)</u>	<u>(218,208)</u>
Net Change in Fund Balances	<u>(5,069)</u>	<u>136,284</u>	<u>(32,275)</u>	<u>13,924</u>
FUND BALANCES (DEFICIT) - Beginning of Year	<u>36,109</u>	<u>(34,707)</u>	<u>13,217</u>	<u>(12,227)</u>
FUND BALANCES (DEFICIT) - END OF YEAR	<u>\$ 31,040</u>	<u>\$ 101,577</u>	<u>\$ (19,058)</u>	<u>\$ 1,697</u>

Special Revenue

Tax Increment Financing District 1	Tax Increment Financing District 2	Post TIF Escrow	Central TIF	Insurance Financing	Recycling	Public Television
\$ 240,661	\$ 1,353,487	\$ 30,770	\$ 2,168	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
-	-	-	-	-	1,339,994	152,526
(4,720)	(4,728)	-	5,965	3,850	(2,245)	83
-	1,055	7,118	-	-	-	-
<u>235,941</u>	<u>1,349,814</u>	<u>37,888</u>	<u>8,133</u>	<u>3,850</u>	<u>1,337,749</u>	<u>152,609</u>
-	-	-	-	-	-	149,002
-	-	-	-	-	-	-
-	-	-	-	-	1,486,244	-
91,386	382,150	284,287	533,512	-	-	-
-	(3,134)	-	137,443	-	6,777	739
-	855,000	-	-	-	-	-
-	76,005	-	-	-	-	-
<u>91,386</u>	<u>1,310,021</u>	<u>284,287</u>	<u>670,955</u>	<u>-</u>	<u>1,493,021</u>	<u>149,741</u>
<u>144,555</u>	<u>39,793</u>	<u>(246,399)</u>	<u>(662,822)</u>	<u>3,850</u>	<u>(155,272)</u>	<u>2,868</u>
-	181,779	499,333	883,280	-	-	138,000
(681,112)	(912,755)	(35,606)	-	(380,000)	(108,981)	-
<u>(681,112)</u>	<u>(730,976)</u>	<u>463,727</u>	<u>883,280</u>	<u>(380,000)</u>	<u>(108,981)</u>	<u>138,000</u>
(536,557)	(691,183)	217,328	220,458	(376,150)	(264,253)	140,868
<u>536,557</u>	<u>2,320,873</u>	<u>-</u>	<u>-</u>	<u>2,730,288</u>	<u>1,031,603</u>	<u>24,436</u>
<u>\$ -</u>	<u>\$ 1,629,690</u>	<u>\$ 217,328</u>	<u>\$ 220,458</u>	<u>\$ 2,354,138</u>	<u>\$ 767,350</u>	<u>\$ 165,304</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, 2017, and have issued our report thereon dated December 20, 2017. 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 20, 2017

STATE OF ILLINOIS
COMPTROLLER

SUSANA A. MENDOZA

Unit Code: 10/120/30

required bsboys@urbanaininois.us

Date _____

[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 2017

Name of Redevelopment Project Area (below):
TIF District Two
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: Central Bus Dist.
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):
Tax Increment Allocation Redevelopment Act <u> x </u> Industrial Jobs Recovery Law <u> </u>

	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 and Attachment J MUST be Yes	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, 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 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 2017

TIF NAME:

TIF District Two

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 2,320,873

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	\$ 1,353,487	\$ 20,101,593	51%
State Sales Tax Increment		\$ 3,383,681	9%
Local Sales Tax Increment		\$ 2,578,647	7%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ (4,728)	\$ 1,025,577	3%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 10,682,674	27%
Transfers from Municipal Sources	\$ 181,779	\$ 831,779	2%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ 1,055	\$ 1,014,208	3%

All Amount Deposited in Special Tax Allocation by source

\$ 1,531,593

Cumulative Total Revenues/Cash Receipts

\$ 39,618,159 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 2,222,776

Distribution of Surplus

Total Expenditures/Disbursements

\$ 2,222,776

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ (691,183)

FUND BALANCE, END OF REPORTING PERIOD*

\$ 1,629,690

* 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 2017

TIF NAME: TIF District Two

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	108,940	
marketing/promotions/legal	9,238	
		\$ 118,178
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
UBA Marketing Activities/Public Arts	35,790	
		\$ 35,790
4. Property assembly cost and site preparation costs.		
5 Points West Incentives	167,927	
Omnicare Labs Incentives	998	
Patel Property Incentives	5,915	
		\$ 174,840
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.		
Downtown Redevelopment Reimbursements	52,607	
129 N Race Incentives	29,852	
		\$ 82,459
6. Costs of construction.		
Boneyard improvements	(3,134)	
		\$ (3,134)

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		
Environmental/Site prep costs	358	
		\$ 358
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
Boneyard Bond Debt service	931,005	
		\$ 931,005
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.		
		\$ -

SECTION 3.2 A		
PAGE 3		
13. Relocation costs.		\$ -
14. Payments in lieu of taxes.		\$ -
		\$ -
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.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
Transfer to Central TIF	883,280	
		\$ 883,280
TOTAL ITEMIZED EXPENDITURES		\$ 2,222,776

FY 2017

TIF District Two

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 2017

TIF NAME:

TIF District Two

FUND BALANCE BY SOURCE

\$ 1,629,690

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
Boneyard Bond Debt Service	\$ 7,800,000	\$ 5,584,271

Total Amount Designated for Obligations

\$ 7,800,000	\$ 5,584,271
--------------	--------------

2. Description of Project Costs to be Paid

5 Points West Incentives		\$ 647,981
Patel Property Incentives		\$ 28,572
Downtown Structural Study		\$ 18,000

Total Amount Designated for Project Costs

\$ 694,553

TOTAL AMOUNT DESIGNATED

\$ 6,278,824

SURPLUS/(DEFICIT)

\$ (4,649,134)

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:

TIF District Two

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

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:	202/204 N Wood St
Approximate size or description of property:	
Purchase price:	76,793.00
Seller of property:	Lehman Creekside Prop. ::C

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:

TIF District Two

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:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
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

Project 7*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 8*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 9*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 10*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 11*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 14*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 15*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 16*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 17*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 18*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 19*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 20*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 21*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 22*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 23*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 24*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 25*:

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 2017

TIF NAME: TIF District Two

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
1986	\$ 9,834,200	\$ 35,473,448

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
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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	

STATE OF ILLINOIS)
)
COUNTY OF CHAMPAIGN) SS.

CERTIFICATION OF ORDINANCE

I, Phyllis D. Clark, do hereby certify that I am the duly selected, qualified and acting City Clerk of the City of Urbana, Champaign County, Illinois (the "**Municipality**"), and as such official I am the keeper of the records and files of the Municipality and of its City Council (the "**Corporate Authorities**").

I do further certify that the attached ordinance constitutes a full, true and correct excerpt from the proceedings of the Municipality's Corporate Authorities held on October 3, 2016, insofar as same relates to the adoption of Ordinance No. 2016-09-091, entitled:

AN ORDINANCE OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS REMOVING CERTAIN PROPERTIES FROM THE DOWNTOWN URBANA TAX INCREMENT REDEVELOPMENT PROJECT AREA NUMBER TWO,

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than a affirmative vote of a majority of the Corporate Authorities and approved by the Mayor on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the above ordinance were taken openly, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that notice of such meeting was duly given to all of the news media requesting such notice, that the agenda for such meeting was continuously posted on the Municipality's website and at the offices of the Municipality at least 48 hours before the meeting, that such meeting was called and held in strict compliance with the provisions of the Open Meetings Act and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such Act and such Code and their procedural rules in the adoption of such ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City of Urbana, Champaign County, Illinois, this 6th day of October, 2016.



Phyllis D. Clark
City Clerk

ORDINANCE NO. 2016-09-091

AN ORDINANCE OF THE CITY OF URBANA, CHAMPAIGN COUNTY,
ILLINOIS REMOVING CERTAIN PROPERTIES FROM THE DOWNTOWN
URBANA TAX INCREMENT REDEVELOPMENT PROJECT AREA NUMBER
TWO

WHEREAS, in accordance with and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the "TIF Act"), including by the power and authority of the City as a home rule unit under Section 6 of Article VII of the Constitution of Illinois, the City Council (the "Corporate Authorities") of the City of Urbana, Champaign County, Illinois (the "Municipality") did adopt an ordinance (Ordinance No. 8687-45 on December 23, 1986) including as supplemented and amended by certain ordinances (Ordinance No. 9394-101 on May 16, 1994, Ordinance No. 2002-06-064 on June 17, 2002, and Ordinance No. 2005-03-032 on March 21, 2005, collectively, the "TIF Ordinances"); and

WHEREAS, under and pursuant to the TIF Act and the TIF Ordinances, the Municipality designated the Downtown Urbana Tax Increment Redevelopment Project Area Number Two (the "Redevelopment Project Area") and approved a related redevelopment plan, as supplemented and amended (the "Redevelopment Plan") including the respective redevelopment projects described in the Redevelopment Plan (collectively, the "Redevelopment Projects"); and

WHEREAS, the Municipality desires to amend the Redevelopment Project Area and Redevelopment Plan by removing certain parcels of property as described by a Property Identification Number ("PIN") in Exhibit A and depicted on the map in Exhibit B attached hereto and made a part hereof, (the "Removed Parcels") from the boundaries of the Redevelopment Project Area as of the effective date of this Ordinance (the "Effective Date"); and

WHEREAS, the amendments as made by this Ordinance effect changes which do not (1) add additional parcels of property to the Redevelopment Project Area, (2) substantially affect the general land uses proposed in the Redevelopment Plan, (3) substantially change the nature of the Redevelopment Projects, (4) increase the total estimated redevelopment project cost set out in the Redevelopment Plan by more than 5% after adjustment for inflation from the date the Redevelopment Plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the Redevelopment Plan, or (6) increase the number of inhabited residential units to be displaced from the Redevelopment Project Area, as measured from the time of creation of the Redevelopment Project Area to a total of more than 10.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. Amendment. The Removed Parcels shall be and hereby are removed from the Redevelopment Project Area, including in connection with the Redevelopment Plan and the Projects as of the Effective Date. The Redevelopment Area, the Redevelopment Plan and the Projects shall be and are hereby amended by such removal of the Removed Parcels as of the Effective Date. A copy of this Ordinance shall be attached to the Redevelopment Plan to effect the amendments hereby, but any failure to so attach this Ordinance shall not abrogate, diminish, impair or delay the effect of such amendments.

Section 2. Publication. Within 10 days of the passage and approval of this Ordinance, notice of such changes as made by this Ordinance shall be given by (i) publication in a newspaper of general circulation within the affected taxing districts, and by (ii) mail (a) to each registrant on the interested parties registry with respect to the Redevelopment Project Area and (b) to each taxing district having taxable property within the

Redevelopment Project Area. The changes and amendments as made by this Ordinance are authorized under Section 11-74.4-5 of the TIF Act.

Section 3. Filing. The City Clerk shall file or cause to be filed a certified copy of this Ordinance with the County Clerk of Champaign County, Illinois.

Section 4. Effective. This ordinance shall be effective immediately upon its passage, approval and publication in the manner required by applicable law.

Upon motion by Charles Smyth, seconded by Eric Jakobsson, adopted this 3rd day of October, 2016 by roll call vote, as follows:

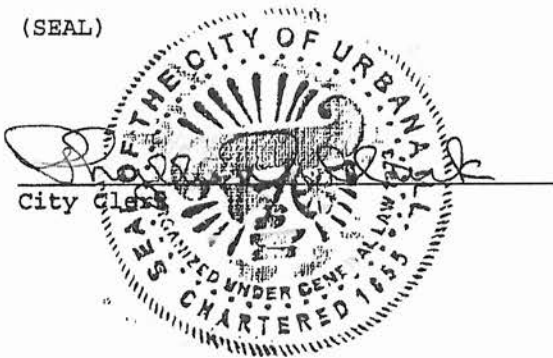
Voting "Aye" (names): Brown, Jakobsson, Marlin, Roberts, Smyth

Voting "Nay" (names): None

Absent, Etc. (names): Ammons, Madigan

Approved: October 3, 2016

(SEAL)

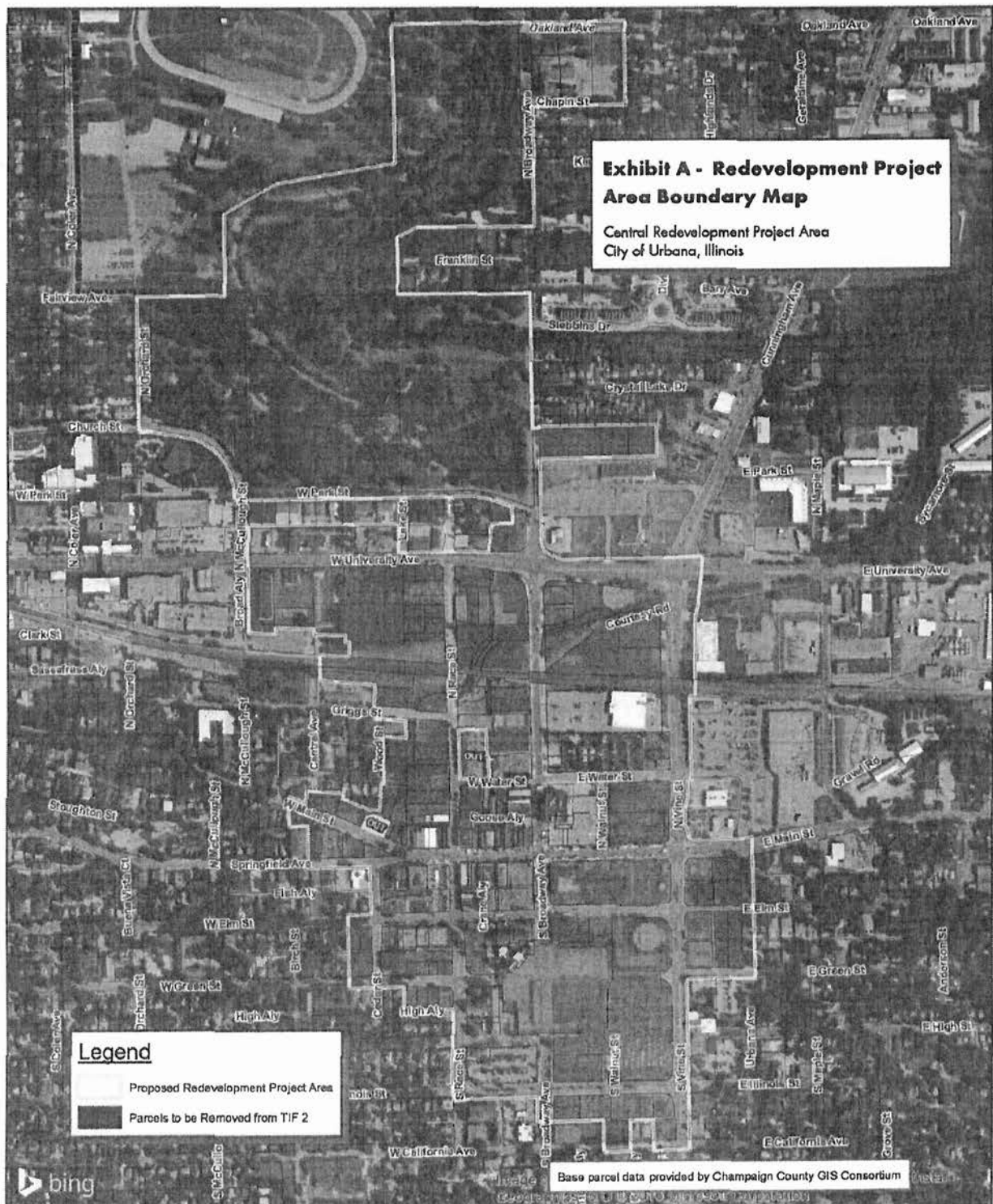



Mayor

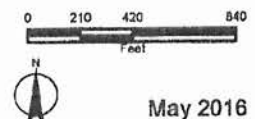
EXHIBIT A

<u>PIN</u>	<u>PIN</u>	<u>PIN</u>
912108376012	912108459005	922117233003
912108376017	912108463006	922117233004
912108382013	912108504002	922117233005
912108384003	922117130016	922117233006
912108403009	922117130017	922117233007
912108403010	922117136005	922117253001
912108405036	922117136012	922117253002
912108405037	922117136013	922117253010
912108451001	922117139002	922117254012
912108451002	922117141008	922117254004
912108451003	922117141003	922117254005
912108451004	922117141004	922117254010
912108451005	922117141005	922117212004
912108451006	922117210009	922117212024
912108451007	922117204008	922117204007
912108451008	922117208002	912108452005
912108451009	922117210001	912108452015
912108451010	922117210002	912108452014
912108451011	922117210003	912108460002
912108451012	922117210006	912108460003
912108451013	922117210007	912108459007
912108453003	922117210008	922117139001
912108453007	922117211001	912108384013
912108453008	922117211002	922117139003
912108453015	922117211003	912108384009
912108453016	922117211004	912108384015
912108453017	922117212010	912108504003
912108453018	922117212022	912108504001
912108455003	922117214006	912108384014
912108455004	922117212020	912108384002
912108455008	922117215005	912108452014
912108455012	922117227003	912108455017
912108455013	922117227004	912108455013
912108455014	922117227005	912108455018
912108455015	922117227006	912108459003
912108455016	922117227007	912108459007
912108455017	922117227008	912108460003
912108455018	922117227009	
912108458001	922117227010	
912108458002	922117227011	
912108459002	922117233001	
912108459003	922117233002	

EXHIBIT B



PGAV PLANNERS



May 2016

Passed: November 21, 2016
Signed: November 28, 2016

ORDINANCE NO. 2016-11-108

AN ORDINANCE OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS REMOVING A CERTAIN PROPERTY FROM THE DOWNTOWN URBANA TAX INCREMENT REDEVELOPMENT PROJECT AREA NUMBER TWO

FILED

NOV 29 2016

Emily Nelson
CHAMPAIGN COUNTY CLERK

WHEREAS, in accordance with and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the "TIF Act"), including by the power and authority of the City as a home rule unit under Section 6 of Article VII of the Constitution of Illinois, the City Council (the "Corporate Authorities") of the City of Urbana, Champaign County, Illinois (the "Municipality") did adopt an ordinance (Ordinance No. 8687-45 on December 23, 1986) including as supplemented and amended by certain ordinances (Ordinance No. 9394-101 on May 16, 1994, Ordinance No. 2002-06-064 on June 17, 2002, and Ordinance No. 2005-03-032 on March 21, 2005, collectively, the "TIF Ordinances"); and

WHEREAS, under and pursuant to the TIF Act and the TIF Ordinances, the Municipality designated the Downtown Urbana Tax Increment Redevelopment Project Area Number Two (the "Redevelopment Project Area") and approved a related redevelopment plan, as supplemented and amended (the "Redevelopment Plan") including the respective redevelopment projects described in the Redevelopment Plan (collectively, the "Redevelopment Projects"); and

WHEREAS, the Corporate Authorities of the Municipality, on October 3rd, 2016, adopted Ordinance No. 2016-09-091, which removed certain parcels of property from the Redevelopment Project Area and Redevelopment Plan; and

WHEREAS, the Municipality now desires to further amend the Redevelopment Project Area and Redevelopment Plan by removing the following additional parcel of property (the "Removed Parcel") from the boundaries of

the Redevelopment Project Area as of the effective date of this Ordinance (the "Effective Date"):

PIN: 91-21-08-458-003

Commonly known as 119 W. Water Street, Urbana, Illinois 61801; and

WHEREAS, the amendment as made by this Ordinance effect changes which do not (1) add additional parcels of property to the Redevelopment Project Area, (2) substantially affect the general land uses proposed in the Redevelopment Plan, (3) substantially change the nature of the Redevelopment Projects, (4) increase the total estimated redevelopment project cost set out in the Redevelopment Plan by more than 5% after adjustment for inflation from the date the Redevelopment Plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the Redevelopment Plan, or (6) increase the number of inhabited residential units to be displaced from the Redevelopment Project Area, as measured from the time of creation of the Redevelopment Project Area to a total of more than 10.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Champaign County, Illinois, as follows:

Section 1. Amendment. The Removed Parcel shall be and hereby is removed from the Redevelopment Project Area, including in connection with the Redevelopment Plan and the Projects, as of the Effective Date. The Redevelopment Area, the Redevelopment Plan and the Redevelopment Projects shall be and are hereby amended by such removal of the Removed Parcel as of the Effective Date. A copy of this Ordinance shall be attached to the Redevelopment Plan to effect the amendment hereby, but any failure to so attach this Ordinance shall not abrogate, diminish, impair or delay the effect of such amendments.

Section 2. Publication. Within 10 days of the passage and approval of this Ordinance, notice of such change as made by this Ordinance shall be

given by (i) publication in a newspaper of general circulation within the affected taxing districts, and by (ii) mail (a) to each registrant on the interested parties registry with respect to the Redevelopment Project Area and (b) to each taxing district having taxable property within the Redevelopment Project Area. The change and amendment as made by this Ordinance is authorized under Section 11-74.4-5 of the TIF Act.

Section 3. Filing. The City Clerk shall file or cause to be filed a certified copy of this Ordinance with the County Clerk of Champaign County, Illinois.

Section 4. Effective. This ordinance shall be effective immediately upon its passage, approval and publication in the manner required by applicable law.

Upon motion by Bill Brown, seconded by Charles Smyth, adopted this 21st day of November, 2016 by roll call vote, as follows:

Voting "Aye": Ammons, Brown, Jakobsson, Marlin, Roberts, Smyth

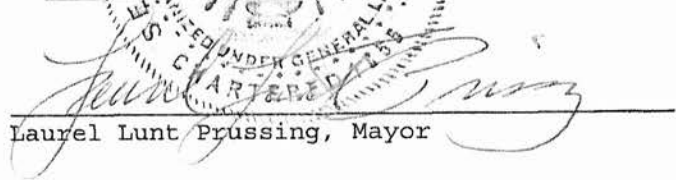
Voting "Nay":

Absent: Madigan

PASSED BY THE CITY COUNCIL this 21st day of November, 2016.

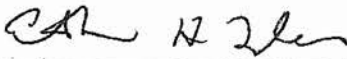

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this 28th day of November, 2016


Laurel Lunt Prussing, Mayor

**NOTICE OF AMENDING THE DOWNTOWN REDEVELOPMENT
PROJECT AREA AND RELATED REDEVELOPMENT PLAN BY
REMOVING A CERTAIN PARCEL OF PROPERTY THEREFROM**

NOTICE IS HEREBY GIVEN that pursuant to Ordinance No. 2016-11-108, passed by the City Council on November 21, 2016, and approved by the Mayor on November 28th, 2016 (the "**Amending Ordinance**"), the City of Urbana, Champaign County, Illinois (the "**City**") amended the Downtown Urbana Tax Increment Redevelopment Project Area No. 2 (the "**Redevelopment Project Area**") and the related redevelopment plan (the "**Redevelopment Plan**") to remove a certain parcel of property from the boundaries of such Redevelopment Project Area. A copy of the Amending Ordinance is appended to and immediately follows this notice. A copy of the Amending Ordinance is appended to and immediately follows this notice.

By: 
Elizabeth H. Tyler
Community Development Services Director

ORDINANCE NO. 2016-11-108

AN ORDINANCE OF THE CITY OF URBANA, CHAMPAIGN COUNTY,
ILLINOIS REMOVING A CERTAIN PROPERTY FROM THE DOWNTOWN
URBANA TAX INCREMENT REDEVELOPMENT PROJECT AREA NUMBER TWO

WHEREAS, in accordance with and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the "TIF Act"), including by the power and authority of the City as a home rule unit under Section 6 of Article VII of the Constitution of Illinois, the City Council (the "Corporate Authorities") of the City of Urbana, Champaign County, Illinois (the "Municipality") did adopt an ordinance (Ordinance No. 8687-45 on December 23, 1986) including as supplemented and amended by certain ordinances (Ordinance No. 9394-101 on May 16, 1994, Ordinance No. 2002-06-064 on June 17, 2002, and Ordinance No. 2005-03-032 on March 21, 2005, collectively, the "TIF Ordinances"); and

WHEREAS, under and pursuant to the TIF Act and the TIF Ordinances, the Municipality designated the Downtown Urbana Tax Increment Redevelopment Project Area Number Two (the "Redevelopment Project Area") and approved a related redevelopment plan, as supplemented and amended (the "Redevelopment Plan") including the respective redevelopment projects described in the Redevelopment Plan (collectively, the "Redevelopment Projects"); and

WHEREAS, the Corporate Authorities of the Municipality, on October 3rd, 2016, adopted Ordinance No. 2016-09-091, which removed certain parcels of property from the Redevelopment Project Area and Redevelopment Plan; and

WHEREAS, the Municipality now desires to further amend the Redevelopment Project Area and Redevelopment Plan by removing the following additional parcel of property (the "Removed Parcel") from the boundaries of

the Redevelopment Project Area as of the effective date of this Ordinance (the "Effective Date"):

PIN: 91-21-08-458-003

Commonly known as 119 W. Water Street, Urbana, Illinois 61801; and

WHEREAS, the amendment as made by this Ordinance effect changes which do not (1) add additional parcels of property to the Redevelopment Project Area, (2) substantially affect the general land uses proposed in the Redevelopment Plan, (3) substantially change the nature of the Redevelopment Projects, (4) increase the total estimated redevelopment project cost set out in the Redevelopment Plan by more than 5% after adjustment for inflation from the date the Redevelopment Plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the Redevelopment Plan, or (6) increase the number of inhabited residential units to be displaced from the Redevelopment Project Area, as measured from the time of creation of the Redevelopment Project Area to a total of more than 10.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana, Champaign County, Illinois, as follows:

Section 1. Amendment. The Removed Parcel shall be and hereby is removed from the Redevelopment Project Area, including in connection with the Redevelopment Plan and the Projects, as of the Effective Date. The Redevelopment Area, the Redevelopment Plan and the Redevelopment Projects shall be and are hereby amended by such removal of the Removed Parcel as of the Effective Date. A copy of this Ordinance shall be attached to the Redevelopment Plan to effect the amendment hereby, but any failure to so attach this Ordinance shall not abrogate, diminish, impair or delay the effect of such amendments.

Section 2. Publication. Within 10 days of the passage and approval of this Ordinance, notice of such change as made by this Ordinance shall be

given by (i) publication in a newspaper of general circulation within the affected taxing districts, and by (ii) mail (a) to each registrant on the interested parties registry with respect to the Redevelopment Project Area and (b) to each taxing district having taxable property within the Redevelopment Project Area. The change and amendment as made by this Ordinance is authorized under Section 11-74.4-5 of the TIF Act.

Section 3. Filing. The City Clerk shall file or cause to be filed a certified copy of this Ordinance with the County Clerk of Champaign County, Illinois.

Section 4. Effective. This ordinance shall be effective immediately upon its passage, approval and publication in the manner required by applicable law.

Upon motion by Bill Brown, seconded by Charles Smyth, adopted this 21st day of November, 2016 by roll call vote, as follows:


Voting "Aye": Ammons, Brown, Jakobsson, Marlin, Roberts, Smyth

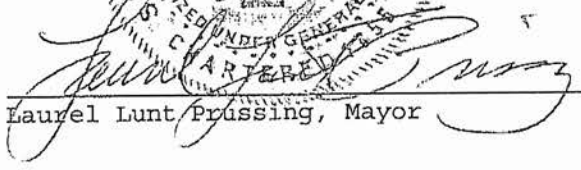
Voting "Nay":

Absent: Madigan

PASSED BY THE CITY COUNCIL this 21st day of November, 2016.

APPROVED BY THE MAYOR this 28th day of November, 2016


Phyllis D. Clark, City Clerk


Laurel Lunt Prussing, Mayor

December 14th, 2017

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

**Re: Report of Annual Activities - Urbana TIF District Two
July 1, 2016 through June 30, 2017**

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 Urbana Tax Increment Finance District Two for the period July 1, 2016 through June 30, 2017.

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 2016-17.

Should you have any questions concerning our annual report for Urbana TIF District Two, please contact Brandon Boys, at 217/328-8270.

Sincerely,

A handwritten signature in cursive script, reading "Diane W. Marlin". The signature is written in dark ink and is positioned above a horizontal line.

Diane W. Marlin
Mayor

December 14th, 2017

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

**Re: Report of Annual Activities - Urbana TIF District Two
July 1, 2016 through June 30, 2017**

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 Urbana Tax Increment Finance District Two, as prepared by Brandon Boys, Economic Development Manager for the City, and Elizabeth Hannan, Finance Director for the City, dated December 14th, 2017.
2. Excerpts from the Comprehensive Annual Financial Report of the City for the year ended June 30, 2017, together with the letter from Baker Tilly Virchow Krause, LLP, an independent certified public accounting firm, for Fiscal Year July 1, 2016 through June 30, 2017, indicating compliance with the requirements of Section 11-74.4-3 of the Act.
3. A letter dated December 14th, 2017 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. TIF 2 paid \$931,005 toward improvements in the Boneyard Creek Beautification Project including the purchase of land and easements, the creation of pedestrian walkways, public gathering space, and public art as well as reconstruction of Race Street and Broadway Avenue. A \$3,134 overpayment for the Boneyard Creek Beautification Project was corrected to show as a negative expenditure.
2. TIF 2 paid \$118,178 in the form of marketing, promotion and legal services.
3. TIF 2 paid \$358 for environmental / site preparation for the site of 202 S Vine.
4. TIF 2 paid \$204,692 for 5 Points West, Omni Care, Patel Properties, and 129 N Race development incentives.
5. TIF 2 transferred a total of \$883,280 to the Central Redevelopment Project Area for redevelopment incentives for 204 W Main Street.
6. TIF 2 paid \$52,607 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.
7. TIF 2 paid the Urbana Business Association Marketing and Public Arts Activities: \$35,790

Attachment E

Agreements

Agreement	Ordinance	Date Executed
Supplement to Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and 129 North Race LLC	2016-08-094	10/01/2016
Amendment to Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and 129 North Race LLC	2016-06-053	11/07/2016
Redevelopment Agreement by and between the City of Urbana Champaign County, Illinois and Broadway Market, LLC	2015-07-069	9/23/2015
Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and 129 N Race LLC	2015-02-013	02/27/2015
Second Amendment to Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and Five Points Realty, LLC, An Illinois Limited Liability Company	2012-11-104	11/20/2012
Redevelopment Agreement Fourth Amended and Restated by and between the City of Urbana, Champaign County, Illinois and Allen Strong	2011-06-053	6/28/2011
Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and Baku N. Patel	2009-06-061	8/5/2009
Redevelopment Agreement First Amended and Restated by and between the City of Urbana, Champaign County Illinois and Five Points Realty, LLC an Illinois Limited Liability Company	2008-02-006	2/12/2008
Redevelopment Agreement First Amended and Restated by and between the City of Urbana, Champaign County, Illinois and The New Lincoln Square, LLC	2007-10-114	10/30/2007
Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and Omnicare Labs of Champaign, INC.	2005-12-178	1/13/2006

CITY OF URBANA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
As of June 30, 2017

	Special Revenue			
	Social Services	Special Community Development	HOME Community Development	Community Development Block Grant
ASSETS				
Cash and investments	\$ 50,990	\$ -	\$ -	\$ -
Receivables				
Property taxes	-	-	-	-
Other taxes	-	-	-	-
Accounts	-	-	-	-
Grants	-	383,900	316,231	92,090
TOTAL ASSETS	<u>\$ 50,990</u>	<u>\$ 383,900</u>	<u>\$ 316,231</u>	<u>\$ 92,090</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 19,950	\$ 31,522	\$ 29,242	\$ 12,037
Accrued salaries and taxes	-	5,019	-	-
Due to other funds	-	66,174	229,163	78,356
Unearned revenues	-	129,608	-	-
Total Liabilities	<u>19,950</u>	<u>232,323</u>	<u>258,405</u>	<u>90,393</u>
Deferred Inflows of Resources				
Property taxes levied for future periods	-	-	-	-
Unavailable revenues for grants	-	50,000	76,884	-
Total Deferred Inflows of Resources	<u>-</u>	<u>50,000</u>	<u>76,884</u>	<u>-</u>
Fund Balances (Deficit)				
Restricted for urban housing and development	-	-	-	1,697
Restricted for public safety	-	-	-	-
Restricted for highways and streets	-	-	-	-
Committed for capital projects	-	-	-	-
Assigned for public safety	-	-	-	-
Assigned for urban housing and development	-	101,577	-	-
Assigned for social services	31,040	-	-	-
Assigned for workers' compensation	-	-	-	-
Assigned for public television	-	-	-	-
Unassigned	-	-	(19,058)	-
Total Fund Balances (deficit)	<u>31,040</u>	<u>101,577</u>	<u>(19,058)</u>	<u>1,697</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 50,990</u>	<u>\$ 383,900</u>	<u>\$ 316,231</u>	<u>\$ 92,090</u>

Special Revenue						
Tax Increment Financing District 1	Tax Increment Financing District 2	Post TIF Escrow	Central TIF	Insurance Financing	Recycling	Public Television
\$ -	\$ 1,428,660	\$ 217,328	\$ 345,591	\$ 2,354,138	\$ 754,623	\$ 167,446
-	672,131	-	2,991	-	-	-
-	-	-	-	-	81,916	-
-	50,000	-	-	-	-	-
-	-	-	-	-	-	-
<u>\$ -</u>	<u>\$ 2,150,791</u>	<u>\$ 217,328</u>	<u>\$ 348,582</u>	<u>\$ 2,354,138</u>	<u>\$ 836,539</u>	<u>\$ 167,446</u>
\$ -	\$ -	\$ -	\$ 125,463	\$ -	\$ 62,618	\$ -
-	942	-	-	-	6,071	2,142
-	-	-	-	-	-	-
-	-	-	-	-	500	-
-	942	-	125,463	-	69,189	2,142
-	-	-	-	-	-	-
-	520,159	-	2,661	-	-	-
-	-	-	-	-	-	-
-	520,159	-	2,661	-	-	-
-	-	-	-	-	-	-
-	1,629,690	217,328	220,458	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	767,350	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	2,354,138	-	-
-	-	-	-	-	-	165,304
-	-	-	-	-	-	-
<u>-</u>	<u>1,629,690</u>	<u>217,328</u>	<u>220,458</u>	<u>2,354,138</u>	<u>767,350</u>	<u>165,304</u>
<u>\$ -</u>	<u>\$ 2,150,791</u>	<u>\$ 217,328</u>	<u>\$ 348,582</u>	<u>\$ 2,354,138</u>	<u>\$ 836,539</u>	<u>\$ 167,446</u>

CITY OF URBANA

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS For the Year Ended June 30, 2017

	Special Revenue			
	Social Services	Special Community Development	HOME Community Development	Community Development Block Grant
REVENUES				
Property taxes	\$ -	\$ -	\$ -	\$ -
Other taxes	-	-	-	-
Intergovernmental	-	453,082	498,083	385,507
Licenses, fines, and service charges	-	114,323	8,182	290
Investment income	(69)	392	-	-
Miscellaneous	-	14,095	-	-
Total Revenues	<u>(69)</u>	<u>581,892</u>	<u>506,265</u>	<u>385,797</u>
EXPENDITURES				
Current				
General government	70,000	-	-	-
Public safety	-	-	-	-
Highways and streets	-	-	-	-
Urban redevelopment and housing	-	773,199	449,879	153,665
Capital Outlay	-	-	-	-
Debt Service				
Principal	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total Expenditures	<u>70,000</u>	<u>773,199</u>	<u>449,879</u>	<u>153,665</u>
Excess (deficiency) of revenues over expenditures	<u>(70,069)</u>	<u>(191,307)</u>	<u>56,386</u>	<u>232,132</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	65,000	327,591	-	-
Transfers out	-	-	(88,661)	(218,208)
Total Other Financing Sources (Uses)	<u>65,000</u>	<u>327,591</u>	<u>(88,661)</u>	<u>(218,208)</u>
Net Change in Fund Balances	<u>(5,069)</u>	<u>136,284</u>	<u>(32,275)</u>	<u>13,924</u>
FUND BALANCES (DEFICIT) - Beginning of Year	<u>36,109</u>	<u>(34,707)</u>	<u>13,217</u>	<u>(12,227)</u>
FUND BALANCES (DEFICIT) - END OF YEAR	<u>\$ 31,040</u>	<u>\$ 101,577</u>	<u>\$ (19,058)</u>	<u>\$ 1,697</u>

Special Revenue

Tax Increment Financing District 1	Tax Increment Financing District 2	Post TIF Escrow	Central TIF	Insurance Financing	Recycling	Public Television
\$ 240,661	\$ 1,353,487	\$ 30,770	\$ 2,168	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
-	-	-	-	-	-	-
(4,720)	(4,728)	-	5,965	3,850	1,339,994 (2,245)	152,526 83
-	1,055	7,118	-	-	-	-
<u>235,941</u>	<u>1,349,814</u>	<u>37,888</u>	<u>8,133</u>	<u>3,850</u>	<u>1,337,749</u>	<u>152,609</u>
-	-	-	-	-	-	149,002
-	-	-	-	-	-	-
-	-	-	-	-	1,486,244	-
91,386	382,150	284,287	533,512	-	-	-
-	(3,134)	-	137,443	-	6,777	739
-	855,000	-	-	-	-	-
-	76,005	-	-	-	-	-
<u>91,386</u>	<u>1,310,021</u>	<u>284,287</u>	<u>670,955</u>	<u>-</u>	<u>1,493,021</u>	<u>149,741</u>
<u>144,555</u>	<u>39,793</u>	<u>(246,399)</u>	<u>(662,822)</u>	<u>3,850</u>	<u>(155,272)</u>	<u>2,868</u>
-	181,779	499,333	883,280	-	-	138,000
(681,112)	(912,755)	(35,606)	-	(380,000)	(108,981)	-
<u>(681,112)</u>	<u>(730,976)</u>	<u>463,727</u>	<u>883,280</u>	<u>(380,000)</u>	<u>(108,981)</u>	<u>138,000</u>
(536,557)	(691,183)	217,328	220,458	(376,150)	(264,253)	140,868
<u>536,557</u>	<u>2,320,873</u>	<u>-</u>	<u>-</u>	<u>2,730,288</u>	<u>1,031,603</u>	<u>24,436</u>
<u>\$ -</u>	<u>\$ 1,629,690</u>	<u>\$ 217,328</u>	<u>\$ 220,458</u>	<u>\$ 2,354,138</u>	<u>\$ 767,350</u>	<u>\$ 165,304</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, 2017, and have issued our report thereon dated December 20, 2017. 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 20, 2017

STATE OF ILLINOIS
COMPTROLLER

SUSANA A. MENDOZA

Unit Code: 10/120/30

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@urbanaininois.us	Zip:	IL

Date _____

[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 2017

Name of Redevelopment Project Area (below):	TIF District Four
Central Business	
Primary Use of Redevelopment Project Area*: Dist.	

* 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 Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	<u> x </u>
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)] 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 and Attachment J MUST be Yes	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, 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 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 2017

TIF NAME:

TIF District Four

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 2,353,164

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	\$ 964,365	\$ 8,964,226	93%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 4,926	\$ 272,847	3%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 254,405	3%
Private Sources		\$ 59,259	1%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 115,506	1%

All Amount Deposited in Special Tax Allocation by source

\$ 969,291

Cumulative Total Revenues/Cash Receipts

\$ 9,666,243 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 1,239,971

Distribution of Surplus

Total Expenditures/Disbursements

\$ 1,239,971

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ (270,680)

FUND BALANCE, END OF REPORTING PERIOD*

\$ 2,082,484

* 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 2017

TIF NAME: TIF District Four

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	132,280	
Legal/Marketing/Promotion	3,306	
		\$ 135,586
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
O'Brien incentives	95,033	
Creative Thermal incentives	85,129	
Soccer Planet incentives	75,244	
		\$ 255,406
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.		
		\$ -
6. Costs of construction.		
Urbana Park District Projects	111,230	
Airport Road West Reconstruction	647,140	
		\$ 758,370

[illegible][illegible]

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
Vocational payments to the School District	90,609	
		\$ 90,609
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]

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
Vocational payments to the School District	90,609	
		\$ 90,609
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.		
		\$ -

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
Vocational payments to the School District	90,609	
		\$ 90,609
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]

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
Vocational payments to the School District	90,609	
		\$ 90,609
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.		
		\$ -

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
Vocational payments to the School District	90,609	
		\$ 90,609
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]

SECTION 3.2 A		
PAGE 3		
13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
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.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 1,239,971

[illegible]

TOTAL ITEMIZED EXPENDITURES	
-----------------------------	--

\$	-
----	---

\$	1,239,971
----	-----------

FY 2017

TIF District Four

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 2017

TIF NAME:

TIF District Four

FUND BALANCE BY SOURCE

\$ 2,082,484

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

Total Amount Designated for Obligations

\$	-	\$	-
----	---	----	---

2. Description of Project Costs to be Paid

Interchange Properties Incentives (Automall)		\$ 622,430
Creative Thermal Solutions Incentives		\$ 442,112
Soccer Planet Incentives		\$ 64,129
Airport Road West Reconstruction		\$ 1,191,098

Total Amount Designated for Project Costs

\$ 2,319,769

TOTAL AMOUNT DESIGNATED

\$ 2,319,769

SURPLUS/(DEFICIT)

\$ (237,285)

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:

Tif District Four

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

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:	Right-of-way at 2708 Cunningham Ave
Approximate size or description of property:	
Purchase price:	11,400.00
Seller of property:	Prairie State Development

Property (2):	
Street address:	Right-of-way 1502 Airport Road
Approximate size or description of property:	
Purchase price:	450.00
Seller of property:	Ivan Richardson

Property (3):	
Street address:	Easement at 906 Airport Road
Approximate size or description of property:	
Purchase price:	29,000.00
Seller of property:	Frasca International

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:

TIF District Four

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:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
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

Project 7*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 8*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 9*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 10*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 11*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 14*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 15*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 16*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 17*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 18*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 19*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 20*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 21*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 22*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 23*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 24*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 25*:

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 2017

TIF NAME: TIF District Four

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
2001	\$ 7,334,900	\$ 25,663,264

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
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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	

December 14th, 2017

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

**Re: Report of Annual Activities - Urbana TIF District Four
July 1, 2016 through June 30, 2017**

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 Urbana Tax Increment Finance District Four for the period July 1, 2016 through June 30, 2017.

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 2016-17.

Should you have any questions concerning our annual report for Urbana TIF District Four, please contact Brandon Boys, at 217/328-8270.

Sincerely,

A handwritten signature in cursive script, reading "Diane W. Marlin". The signature is written in dark ink and is positioned above a horizontal line.

Diane W. Marlin
Mayor

December 22nd, 2017

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

**Re: Report of Annual Activities - Urbana TIF District Four
July 1, 2016 through June 30, 2017**

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 Urbana Tax Increment Finance District Four, as prepared by Brandon Boys, Economic Development Manager for the City, and Elizabeth Hannan, Finance Director for the City, dated December 14, 2017.
2. Excerpts from the Comprehensive Annual Financial Report of the City for the year ended June 30, 2017, together with the letter from Baker Tilly Virchow Krause, LLP, an independent certified public accounting firm, for Fiscal Year July 1, 2016 through June 30, 2017, indicating compliance with the requirements of Section 11-74.4-3 of the Act.
3. A letter dated December 14, 2017 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. TIF 4 paid \$3,306 in marketing, promotion and legal services, and \$132,280 in personnel services.
2. TIF 4 paid \$647,140 toward the Airport Road West reconstruction and improvements.
3. TIF 4 paid \$111,230 toward public works and improvements associated with the Urbana Parks District.
4. TIF 4 paid \$90,609 towards vocational payments to the School District.
5. TIF 4 paid \$95,033 through a development agreement with Interchange Properties for the development of the Napleton Automall.
6. TIF 4 paid \$85,129 through a redevelopment agreement with for the development of the Creative Thermal Solutions campus.
7. TIF 4 paid \$75,244 through a redevelopment agreement with Central Illinois Soccer Enterprises, LLC for the development of the Soccer Planet facility.

Attachment E

Agreements

Agreement	Ordinance	Date Executed
Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and Central Illinois Soccer Enterprises, LLC.	2016-02-013	05/05/2016
Assignment and Assumption of Development Agreement by and between Interchange Properties, LLC, and EFN Urbana Properties, LLC.	2015-08-086	09/14/2015
Redevelopment Agreement First Amended & Restated by and between the City of Urbana, Champaign County, Illinois and Frasca Associates	2015-04-038	05/18/2015
Redevelopment Agreement By and Between the City of Urbana, Champaign County, Illinois and Kelly Dillard	2014-11-104	01/15/2015
Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and Central Illinois Soccer Enterprises, LLC	2011-04-021	04/19/2011
Second Amendment to Agreement between the City of Urbana, Champaign County, Illinois and Interchange Properties, LLC , an Illinois Liability Company	2006-05-056	06/01/2006
Addendum to Amendment to Agreement between the City of Urbana, Champaign County, Illinois, an Illinois municipal corporation, and Interchange Properties, LLC, an Illinois limited liability company	2004-07-083	07/20/2004
Amendment to Agreement by and between the City of Urbana, Champaign County, Illinois and Interchange Properties, LLC, an Illinois Liability Company	2003-06-062	07/01/2004
An Agreement Between the City of Urbana and Interchange Properties, LLC	2001-01-006	01/31/2001
Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and Archeorent LLC	2010-09-077	11/03/2010

CITY OF URBANA

BALANCE SHEET
GOVERNMENTAL FUNDS
As of June 30, 2017

	<u>General</u>	<u>Vehicle and Equipment Replacement</u>	<u>Tax Increment Financing District 4</u>	<u>Special Reserve</u>
ASSETS				
Cash and investments	\$ 5,728,658	\$ 7,420,845	\$ 2,551,758	\$ 5,349,441
Receivables				
Property taxes	2,001,517	-	473,529	-
Other taxes	451,499	-	-	-
Accounts	59,464	-	-	-
Accrued interest	44,058	-	-	-
Due from other governments	4,185,792	-	-	-
Grants	-	-	-	-
Due from other funds	380,824	-	-	-
Prepaid items	<u>100,818</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL ASSETS	<u>\$ 12,952,630</u>	<u>\$ 7,420,845</u>	<u>\$ 3,025,287</u>	<u>\$ 5,349,441</u>

See accompanying notes to financial statements.

<u>Capital Improvement and Replacement</u>	<u>Motor Fuel Tax</u>	<u>Nonmajor Governmental Funds</u>	<u>Totals</u>
\$ 4,634,454	\$ 2,795,597	\$ 6,265,288	\$ 34,746,041
-	-	675,122	3,150,168
74,695	-	401,814	928,008
459,807	-	50,000	569,271
-	-	-	44,058
649,112	713,176	-	5,548,080
-	-	792,221	792,221
-	-	-	380,824
-	-	-	100,818
<u>\$ 5,818,068</u>	<u>\$ 3,508,773</u>	<u>\$ 8,184,445</u>	<u>\$ 46,259,489</u>

See accompanying notes to financial statements.

CITY OF URBANA

BALANCE SHEET GOVERNMENTAL FUNDS As of June 30, 2017

	General	Vehicle and Equipment Replacement	Tax Increment Financing District 4	Special Reserve
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 414,072	\$ 49,264	\$ 552,656	\$ 13,101
Claims payable	209,344	-	-	-
Accrued salaries and taxes	382,039	-	2,146	995
Due to other funds	-	-	-	-
Unearned revenues	426,821	-	-	-
Total Liabilities	<u>1,432,276</u>	<u>49,264</u>	<u>554,802</u>	<u>14,096</u>
Deferred Inflows of Resources				
Property taxes levied for future periods	1,720,021	-	388,001	-
Unavailable revenues for grants	-	-	-	-
Total Deferred Inflows of Resources	<u>1,720,021</u>	<u>-</u>	<u>388,001</u>	<u>-</u>
Fund Balances (Deficit)				
Nonspendable for prepaid items	100,818	-	-	-
Restricted for urban housing and development	-	-	2,082,484	-
Restricted for capital projects	-	-	-	-
Restricted for public safety	-	-	-	-
Restricted for highways and streets	-	-	-	-
Committed for capital projects	-	-	-	-
Assigned for public safety	-	7,371,581	-	-
Assigned for urban housing and development	-	-	-	72,664
Assigned for social services	-	-	-	-
Assigned for workers' compensation	-	-	-	-
Assigned for public television	-	-	-	-
Assigned for capital projects	-	-	-	-
Assigned for property tax reserve	-	-	-	5,262,681
Unassigned	9,699,515	-	-	-
Total Fund Balances	<u>9,800,333</u>	<u>7,371,581</u>	<u>2,082,484</u>	<u>5,335,345</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 12,952,630</u>	<u>\$ 7,420,845</u>	<u>\$ 3,025,287</u>	<u>\$ 5,349,441</u>

See accompanying notes to financial statements.

<u>Capital Improvement and Replacement</u>	<u>Motor Fuel Tax</u>	<u>Nonmajor Governmental Funds</u>	<u>Totals</u>
\$ 217,374	\$ 107,063	\$ 317,544	\$ 1,671,074
-	-	-	209,344
-	-	15,575	400,755
-	-	380,824	380,824
<u>866,793</u>	<u>567,480</u>	<u>224,412</u>	<u>2,085,506</u>
<u>1,084,167</u>	<u>674,543</u>	<u>938,355</u>	<u>4,747,503</u>
-	-	522,820	2,630,842
-	-	<u>126,884</u>	<u>126,884</u>
-	-	<u>649,704</u>	<u>2,757,726</u>
-	-	-	100,818
-	-	2,069,173	4,151,657
504,494	2,834,230	-	3,338,724
-	-	73,135	73,135
-	-	767,350	767,350
-	-	1,045,459	1,045,459
-	-	35,906	7,407,487
-	-	101,577	174,241
-	-	31,040	31,040
-	-	2,354,138	2,354,138
-	-	165,304	165,304
4,229,407	-	-	4,229,407
-	-	-	5,262,681
-	-	<u>(46,696)</u>	<u>9,652,819</u>
<u>4,733,901</u>	<u>2,834,230</u>	<u>6,596,386</u>	<u>38,754,260</u>
<u>\$ 5,818,068</u>	<u>\$ 3,508,773</u>	<u>\$ 8,184,445</u>	<u>\$ 46,259,489</u>

See accompanying notes to financial statements.

CITY OF URBANA

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - TAX INCREMENT FINANCING DISTRICT 4 FUND For the Year Ended June 30, 2017

	Budgeted Amounts		Actual
	Original	Final	
REVENUES			
Property taxes	\$ 941,565	\$ 991,376	\$ 964,365
Investment income	18,000	15,000	4,926
Total Revenues	<u>959,565</u>	<u>1,006,376</u>	<u>969,291</u>
EXPENDITURES			
Urban Redevelopment and Housing			
Personnel services	149,936	149,936	132,280
Contractual services	<u>607,647</u>	<u>667,647</u>	<u>460,551</u>
Total urban redevelopment and housing	<u>757,583</u>	<u>817,583</u>	<u>592,831</u>
Capital Outlay	<u>965,000</u>	<u>1,793,371</u>	<u>647,140</u>
Total Expenditures	<u>1,722,583</u>	<u>2,610,954</u>	<u>1,239,971</u>
Net Change in Fund Balance	<u>\$ (763,018)</u>	<u>\$ (1,604,578)</u>	(270,680)
FUND BALANCE - Beginning of Year			<u>2,353,164</u>
FUND BALANCE - END OF YEAR			<u>\$ 2,082,484</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, 2017, and have issued our report thereon dated December 20, 2017. 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 20, 2017

Attachment M

Intergovernmental Agreements

Agreement	Resolution	Date Executed
Intergovernmental Agreement by and between the City of Urbana, Champaign County, Illinois and Urbana Park District, Champaign County, Illinois	City: 2016-04-022R Park: 2016-11	06/14/2016