## FY 2017 ANNUAL TAX INCREMENT FINANCE REPORT



| Name of Municipality: | City of Urbana  | Reporting Fiscal Year: |                            | 2017            |
|-----------------------|---|------------------------|----------------------------|-----------------|
| County:               | Champaign   | Fiscal Year            | End:                       | 6/30/2017       |
| Unit Code:            | 10/120/30   | _                      |                            |                 |
|                       | TIF Administrate  | or Contact In          | formation                  |                 |
| First Name: Brandon   |   | Last Name:             | Boys                       |                 |
| Address: 400 S Vin    | e St  | Title:                 | Economic Development N     | Manager         |
| Telephone: (217) 328  |   | City:                  | Urbana                     | Zip: 61801      |
| E-mail-               | urbanaillinois.us   |                        |                            |                 |
|                       | OFBOAN OF THE PURSUANT TO THE PURSUANT TO THE PURSUANT TO THE PURSUANT THE P |                        | lopment Act [65 ILCS 5/11- |                 |
| Section 1 (65 ILCS 5/ | 11-74.4-5 (d) (1.5) and 65 ILCS 5/1<br>FILL OUT ONE I   | OR <u>EACH</u> T       | IF DISTICT                 |                 |
| Name of Red           | development Project Area  | D                      | ate Designated             | Date Terminated |
| Central Redevelopment |   |                        | 10/17/2016                 | 12/31/2040      |
|                       |   |                        |                            |                 |
|                       |   |                        |                            |                 |
|                       |   | -                      |                            |                 |
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|                       |   |                        |                            |                 |

<sup>\*</sup>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 | ed.               |
|  |                   |
| 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

|   | 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  Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)]  Please enclose the CEO Certification labeled Attachment B  |    | ×   |
| Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]  Please enclose the Legal Counsel Opinion labeled Attachment C   |    | 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  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)]  |    | x   |
| If yes, please enclose the Agreement(s) labeled Attachment E Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] 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  | ×  |     |
| 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  | х  |     |
| 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   | х  |     |
| 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  | x  |     |
| labeled Attachment K  Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)]  If yes, The audit report shall contain a letter from the independent certified public accountant indicating compliance or 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  |    |     |

## 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<br>Receipts for<br>Current<br>Reporting Year |    | umulative<br>Fotals of<br>renue/Cash<br>eipts for life<br>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*  * If there is a positive fund balance at the end of the reporting period, y | \$ 220,458 you must complete Section 3.3 |

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                   | Amounts         | Reporting Fiscal Year          | r           |
|--|-----------------|--------------------------------|-------------|
| [0]] 1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration  | Amounts         | Reporting Fiscal Teal          |             |
| of the redevelopment plan, staff and professional service cost.  |                 |                                |             |
| Personnel services   | 4,794           |                                |             |
| Legal/marketing/promotion  | 58,945          |                                |             |
|  |                 |                                |             |
|  |                 |                                |             |
|  |                 |                                |             |
|  |                 |                                | 100         |
|  |                 | \$ 63,7                        | 739         |
| 2. Annual administrative cost.   | - 560 (196.000) |                                |             |
|  |                 |                                | N           |
|  |                 |                                |             |
|  |                 |                                |             |
|  |                 |                                |             |
|  |                 |                                | -           |
|  |                 |                                |             |
|  |                 | \$                             |             |
| O Oct of control control   |                 | 2                              | i           |
| Cost of marketing sites.  UBA Marketing activities/Public Arts   | 61,179          |                                |             |
| ODA Marketing activities/Fublic Arts   |                 | TANK THE STATE                 |             |
|  |                 | When the state of the state of |             |
|  |                 | ACT I COMPANY TO SERVER        | The second  |
|  |                 |                                | II.         |
|  |                 |                                | 10          |
|  |                 |                                |             |
|  |                 | \$ 61,1                        | 179         |
| Property assembly cost and site preparation costs.   | 020             |                                |             |
| Site prep  | 920             |                                | _           |
|  |                 |                                |             |
|  |                 | Market Committee               |             |
|  |                 |                                | <u>lini</u> |
|  |                 |                                |             |
|  |                 |                                | 19          |
|  |                 | \$ 9                           | 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.                    | 62,539          |                                |             |
| 129 N Race   | 320,135         |                                |             |
| 401 N Broadway  Downtown redevelopment reimbursements  | 25,000          |                                |             |
| Downtown redevelopment reimbursements  |                 |                                | 356         |
|  |                 |                                | 1           |
|  |                 |                                |             |
|  |                 |                                | M           |
|  |                 | \$ 407,6                       | 674         |
| 6. Costs of construction.  | 207.110         |                                |             |
| Boneyard Creek Crossing  | 137,443         |                                |             |
|  |                 |                                | -           |
|  |                 |                                | 10          |
|  |                 | exercise to the                |             |
|  |                 |                                | V)          |
|  |                 |                                |             |
|  |                 | \$ 137,4                       | 443         |

| SECTION 3.2 A   |            |  |
|---|------------|--|
| PAGE 2  |            |  |
| 7. Costs of eliminating or removing contaminants and other impediments.                                       |            |  |
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|   |            | \$ -   |
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| 8. Cost of job training and retraining projects.  |            |  |
|   |            |  |
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|   |            |  |
|   |            |  |
|   |            |  |
|   |            |  |
|   |            | \$ -   |
|   |            |  |
| 9. Financing costs.   | AA HARLING |  |
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|   |            | A PROPERTY OF THE PARTY OF THE  |
|   |            |  |
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|   |            | s -  |
|   |            | \$ -   |
| 10. Capital costs.  |            |  |
|   |            |  |
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|   |            | Carlo de la carlo  |
|   |            |  |
|   |            | AND THE RESERVE OF THE PARTY OF |
|   |            |  |
|   |            |  |
|   |            | \$ -   |
| 11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing             |            |  |
| projects.   |            |  |
|   |            |  |
|   |            |  |
|   |            | See all programme all missions with  |
|   |            |  |
|   |            |  |
|   |            |  |
|   |            | \$ -   |
| 12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.  |            | III WWW. ISLANDA ISLAN |
| 12. Cost of reimbursing library districts for their increased costs caused by TIP assisted flousing projects. |            |  |
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| SECTION 3.2 A   |  |   |  |  |
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| PAGE 3  |  |   |  |  |
| 13. Relocation costs.   | (Luciania valori)  |   |  |  |
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|   |  |   |  |  |
|   |  | \$ -  |  |  |
| 14. Payments in lieu of taxes.  |  | DATE OF THE PARTY |  |  |
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|   |  | \$ -  |  |  |
| 45. O . L. C. L.  | Constitution of the last of th | William Company   |  |  |
| 15. Costs of job training, retraining, advanced vocational or career education.   |  |   |  |  |
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|   |  |   |  |  |
|   |  | \$ -  |  |  |
| 16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.  |  |   |  |  |
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| 47 Cost of day once conjugat  |  |   |  |  |
| 17. Cost of day care services.  |  |   |  |  |
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|   |  | \$ -  |  |  |
| 18. Other.  | 19,000   |   |  |  |
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|   |  | \$  |  |  |
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| TOTAL ITEMIZED EXPENDITURES   |  | \$ 670,955  |  |  |
| THE RESIDENCE OF THE PROPERTY |  |   |  |  |

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|---|---|---|---|---|---|---|---|--|
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TIF NAME:

Central Redevelopment Project Area

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

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

| Name                             | Service                  | Amount           |  |  |
|----------------------------------|--------------------------|------------------|--|--|
| 129 North Race LLC               | Redevelopment incentives | \$<br>62,539.00  |  |  |
| Broadway Market LLC              | Redevelopment incentives | \$<br>320,078.00 |  |  |
| Evans, Froehlich, Beth & Chamley | Legal services           | \$<br>28,885.00  |  |  |
| O'neil Brothers                  | Construction cost        | \$<br>91,705.17  |  |  |
| Owens Excavating and Trucking    | Construction cost        | \$<br>24,615.00  |  |  |
| S.B. Friedman & Company          | Marketing studies        | \$<br>19,518.00  |  |  |
| U-C Independent Media Center     | Arts program             | \$<br>10,893.00  |  |  |
| Urbana Business Association      | Marketing activities     | \$<br>25,815.00  |  |  |
|                                  |                          |                  |  |  |
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# SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d) Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

| FY 2017<br>TIF NAME:                                  | Central Redevelopment Project Area   |    |               |  |
|---|--|----|---------------|--|
| FUND BALANCE BY SOURCE                                |  | \$ | 220,458       |  |
|   | Amount of Original Issuance  |    | nt Designated |  |
| 1. Description of Debt Obligations                    |  | 4  |               |  |
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|   | 2  | _  |               |  |
| Total Amount Designated for Obligations               | \$ -   | \$ | (E)/          |  |
|   |  |    |               |  |
| 2 22 23   |  |    |               |  |
| 2. Description of Project Costs to be Paid            | STREET, STREET | \$ | 34,109        |  |
| 129 N Race Development                                |  | \$ | 500,000       |  |
| Cohen Building 136 W Main<br>401 N Broadway Incentive |  | \$ | 24,865        |  |
| Crane Alley 119 W Main                                |  | \$ | 92,000        |  |
| Ofatic Alicy 110 VV Main                              |  |    |               |  |
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| <del></del>   |  |    | 050 074       |  |
| Total Amount Designated for Project Costs             |  | \$ | 650,974       |  |
|   |  |    |               |  |
|   |  | \$ | 650,974       |  |
| TOTAL AMOUNT DESIGNATED                               |  | _Ψ | 000,014       |  |
| SURPLUS/(DEFICIT)                                     |  | \$ | (430,516)     |  |
| SURFEUS/(DEFICIT)                                     |  |    | 1             |  |

## 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  ${\bf x}$  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:

Ratio of Private/Public Investment

Central Redevelopment Project Area

Estimated Investment

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.)

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

2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:

| TOTAL:   | 11/1/99 to Date | for Subsequent Fiscal<br>Year | Total Estimated to<br>Complete Project |  |  |  |
|--|-----------------|-------------------------------|--|--|--|--|
| Private Investment Undertaken (See Instructions) | \$ -            | \$ -                          | \$                                     |  |  |  |
| Public Investment Undertaken                     | \$ -            | \$ -                          | \$                                     |  |  |  |
| Ratio of Private/Public Investment               | 0               |                               | 0                                      |  |  |  |
|  | *PRO IECT NAM   | ME TO BE LISTED AFTER         | PROJECT NUMBER                         |  |  |  |
| Project 1*:                                      | 111002011111    |                               |  |  |  |  |
| 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*:                                      |                 |                               | ys ==                                  |  |  |  |
| 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                     |                 |                               |  |  |  |  |
|  | 0               |                               | 1                                      |  |  |  |

## PAGE 2 \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\*

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|---|---|
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## PAGE 3 \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\*

| 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 |
| valio of 1 material ability modulistic   |          | • |
| Project 18*:   |          |   |
| Private Investment Undertaken (See Instructions)   |          |   |
| Public Investment Undertaken   | 0        | 0 |
| Ratio of Private/Public Investment   | 0        |   |
| Project 19*:   |          |   |
| Private Investment Undertaken (See Instructions)   |          |   |
| Public Investment Undertaken   |          |   |
| Ratio of Private/Public Investment   | 0        | 0 |
| Duniont 20*:   |          |   |
| 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   |          |   |
| A PARKET STATE STA | 0        | 0 |
| Ratio of Private/Public Investment   | <u> </u> |   |
| 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   | -        | 0 |
| Ratio of Private/Public Investment   | 0        |   |
| Project 25*:   |          |   |
| Private Investment Undertaken (See Instructions)   |          |   |
| Public Investment Undertaken   |          |   |
| Fublic III Vestifierit Oridertaken   |          | 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

Reporting Fiscal Year

| designated | Base EAV         | EAV |            |  |  |
|------------|------------------|-----|------------|--|--|
| 2016       | \$<br>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.

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

| Overlapping Taxing District             | Surplus Distributed from redevelopment<br>project area to overlapping districts |
|---|---|
| *************************************** | \$  |
|   | \$  |
|   | \$  |
|   | \$  |
|   | \$  |
|   | \$  |
|   | \$  |
|   | \$  |
|   | \$  |
|   | \$  |
|   | \$  |
|   | \$  |
|   | \$  |

#### **SECTION 7**

Provide information about job creation and retention:

| Number of Jobs<br>Retained | Number of Jobs<br>Created | Description and Type (Temporary or Permanent) of Jobs | Total Salaries Paid |
|----------------------------|---------------------------|---|---------------------|
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |

| S | E | C. | TI | 0 | N | 8 |
|---|---|----|----|---|---|---|
|   |   |    |    |   |   |   |

Map of District

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

| Optional Documents                              | Enclosed |  |
|---|----------|--|
| Legal description of redevelopment project area |          |  |

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,

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:

- 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.
- 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.
- 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 Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and D&E Enterprises, L.L.C 136 Main Street Series | Ordinance<br>2017-01-005 | <b>Date Executed</b> 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 |             |    |                            |                                  |                   |      |                                 |
|---|-----------------|-------------|----|----------------------------|----------------------------------|-------------------|------|---------------------------------|
|   | Soci            | al Services |    | Special ommunity velopment | HOME<br>Community<br>Development |                   | Deve | nmunity<br>elopment<br>ck Grant |
| ASSETS Cash and investments   | \$              | 50,990      | \$ | 2                          | \$                               | _                 | \$   | .=                              |
| Receivables   | •               | 451777      |    |                            | 2.72                             |                   |      |                                 |
| Property taxes<br>Other taxes   |                 |             |    | -                          |                                  | -                 |      | -:                              |
| Accounts  |                 | 7.          |    | -                          |                                  | -                 |      | 2                               |
| Grants  |                 |             | _  | 383,900                    |                                  | 316,231           |      | 92,090                          |
| TOTAL ASSETS  | \$              | 50,990      | \$ | 383,900                    | \$                               | 316,231           | \$   | 92,090                          |
| LIABILITIES, DEFERRED INFLOWS OF<br>RESOURCES, AND FUND BALANCES<br>Liabilities |                 |             |    |                            |                                  |                   |      |                                 |
| Accounts payable  | \$              | 19,950      | \$ | 31,522                     | \$                               | 29,242            | \$   | 12,037                          |
| Accrued salaries and taxes  |                 | -           |    | 5,019<br>66,174            |                                  | 229,163           |      | 78,356                          |
| Due to other funds Unearned revenues  |                 | -           |    | 129,608                    |                                  |                   |      | -                               |
| Total Liabilities   |                 | 19,950      | _  | 232,323                    | 3                                | 258,405           | -    | 90,393                          |
| Deferred Inflows of Resources   |                 |             |    |                            |                                  | 04/6              |      | 7 <u>2</u> 8                    |
| Property taxes levied for future periods Unavailable revenues for grants        |                 |             |    | 50,000                     |                                  | 76,884            |      | -                               |
| Total Deferred Inflows of Resources   | _               |             | -  | 50,000                     |                                  | 76,884            | -    |                                 |
| Fund Balances (Deficit)   |                 |             |    |                            |                                  |                   |      |                                 |
| Restricted for urban housing and<br>development                                 |                 | <u>u</u>    |    | -                          |                                  | -                 |      | 1,697                           |
| Restricted for public safety  |                 | -           |    |                            |                                  | -                 |      | -                               |
| Restricted for highways and streets   |                 | -           |    | -                          |                                  | -                 |      | 9 <del>4</del> 6                |
| Committed for capital projects Assigned for public safety                       |                 | -           |    | _                          |                                  | -                 |      |                                 |
| Assigned for urban housing and  |                 |             |    |                            |                                  |                   |      |                                 |
| development   |                 |             |    | 101,577                    |                                  | -                 |      | ( <del>-</del> )                |
| Assigned for social services  |                 | 31,040      |    | -                          |                                  | ( <del>)=</del> ( |      | 3 <del>7</del> 3                |
| Assigned for workers' compensation<br>Assigned for public television            |                 | -           |    |                            |                                  |                   |      | (#C                             |
| Unassigned  |                 |             |    |                            |                                  | (19,058)          |      |                                 |
| Total Fund Balances (deficit)   | -               | 31,040      | -  | 101,577                    | -                                | (19,058)          |      | 1,697                           |
| TOTAL LIABILITIES, DEFERRED   |                 |             |    |                            |                                  |                   |      |                                 |
| INFLOWS OF RESOURCES, AND FUND BALANCES   | \$              | 50,990      | \$ | 383,900                    | \$                               | 316,231           | \$   | 92,090                          |

|   |              |    |   |              |                    | Sp            | ecial Revenue   | ß             |                        |                |                 |    |                      |
|---|--------------|----|---|--------------|--------------------|---------------|-----------------|---------------|------------------------|----------------|-----------------|----|----------------------|
| Tax Incremer<br>Financing<br>District 1 | nt<br>—      |    | ix Increment<br>Financing<br>District 2 | <del> </del> | Post TIF<br>Escrow | 3 <del></del> | Central TIF     |               | Insurance<br>Financing | 28 <del></del> | Recycling       |    | Public<br>Television |
| \$                                      | -            | \$ | 1,428,660                               | \$           | 217,328            | \$            | 345,591         | \$            | 2,354,138              | \$             | 754,623         | \$ | 167,446              |
|   | -            |    | 672,131<br>-<br>50,000                  |              |                    |               | 2,991<br>-<br>- |               |                        |                | 81,916<br>-     |    | -                    |
| \$                                      | =            | \$ | 2,150,791                               | \$           | 217,328            | \$            | 348,582         | \$            | 2,354,138              | \$             | 836,539         | \$ | 167,446              |
|   |              |    |   |              |                    |               |                 |               |                        |                |                 |    |                      |
| \$                                      | -            | \$ | 942                                     | \$           | -                  | \$            | 125,463         | \$            | -                      | \$             | 62,618<br>6,071 | \$ | 2,142                |
|   |              | _  | 942                                     |              |                    |               | 125,463         | 8 <del></del> |                        |                | 500<br>69,189   |    | 2,142                |
|   | -            |    | 520,159                                 | _            | -                  |               | 2,661           | -             |                        | _              | ·*              |    | -                    |
|   | -            | -  | 520,159                                 | <u> </u>     |                    | 14            | 2,661           | _             | <del>-</del>           | -              | <del>_</del>    |    |                      |
|   | 8 <b>5</b> 8 |    | 1,629,690                               |              | 217,328            |               | 220,458         |               | -                      |                | -               |    | 920                  |
|   | -            |    |   |              | -                  |               | -               |               | -                      |                | 767,350         |    | -                    |
|   | -            |    | 79                                      |              | 3                  |               | -               |               | -                      |                | -               |    |                      |
|   |              |    |   |              |                    |               |                 |               |                        |                |                 |    |                      |
|   | -            |    | -                                       |              |                    |               | -               |               | H .                    |                | -               |    | -                    |
|   | 22           |    | \\ <u>2</u>                             |              | 2                  |               | -               |               | 2,354,138              |                | -               |    | 405.001              |
|   | -            |    | (€)                                     |              |                    |               | #<br>2          |               | :=::<br>:::            |                | =               |    | 165,304              |
| *************************************** | =            |    | 1,629,690                               | -            | 217,328            | -             | 220,458         | =             | 2,354,138              |                | 767,350         | -  | 165,304              |
| \$                                      | Ē            | \$ | 2,150,791                               | \$           | 217,328            | \$            | 348,582         | \$            | 2,354,138              | \$             | 836,539         | \$ | 167,446              |

## **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 |                 |            |                               |     |                           |     |                                    |
|---|-----------------|-----------------|------------|-------------------------------|-----|---------------------------|-----|------------------------------------|
|   |                 | ocial<br>rvices | Con        | pecial<br>nmunity<br>elopment | Con | OME<br>nmunity<br>lopment | De  | ommunity<br>velopment<br>ock Grant |
| REVENUES  | •               |                 | \$         |                               | Ф   | (E)                       | \$  | <u> </u>                           |
| Property taxes Other taxes                                  | \$              |                 | Ф          | ē                             | φ   | (5)<br>2                  | Ψ   | 4                                  |
| Intergovernmental   |                 | -               |            | 453,082                       |     | 498,083                   |     | 385,507                            |
| Licenses, fines, and service charges                        |                 | <u> </u>        |            | 114,323                       |     | 8,182                     |     | 290                                |
| Investment income   |                 | (69)            |            | 392                           |     | -                         |     |                                    |
| Miscellaneous   | W               |                 |            | 14,095                        |     |                           |     |                                    |
| Total Revenues  |                 | (69)            |            | 581,892                       |     | 506,265                   | _   | 385,797                            |
| EXPENDITURES  Current  General government                   |                 | 70,000          |            | -                             |     |                           |     | ( <b>-</b> )                       |
| Public safety   |                 | -               |            | -                             |     | -                         |     | 5 <b>.</b>                         |
| Highways and streets  |                 | _               |            | ( <del>=</del> )              |     | -                         |     | ( <del>-</del>                     |
| Urban redevelopment and housing                             |                 | -               |            | 773,199                       |     | 449,879                   |     | 153,665                            |
| Capital Outlay  |                 | -               |            |                               |     | -                         |     |                                    |
| Debt Service  |                 |                 |            |                               |     |                           |     | 320                                |
| Principal   |                 | #\X             |            |                               |     |                           |     | -                                  |
| Interest and fiscal charges Total Expenditures              | -               | 70,000          | -          | 773,199                       |     | 449,879                   |     | 153,665                            |
| Total Experialtures   |                 | 70,000          |            |                               |     |                           |     |                                    |
| Excess (deficiency) of revenues over expenditures           |                 | (70,069)        |            | ( <u>191,307</u> )            | ·   | 56,386                    |     | 232,132                            |
| OTHER FINANCING SOURCES (USES)  Transfers in  Transfers out |                 | 65,000          | ×          | 327,591                       |     | -<br>(88,661)             |     | -<br>(218,2 <u>08</u> )            |
| Total Other Financing Sources (Uses)                        | -               | 65,000          |            | 327,591                       |     | (88,661)                  |     | (218,208)                          |
| Total Other Findholing Courses (Cocc)                       |                 | -               | 0          |                               |     |                           | //: |                                    |
| Net Change in Fund Balances                                 |                 | (5,069)         |            | 136,284                       |     | (32,275)                  |     | 13,924                             |
|   |                 |                 |            |                               |     |                           |     |                                    |
| FUND BALANCES (DEFICIT) - Beginning of Year                 | -               | 36,109          | 9 <u>4</u> | (34,707)                      |     | 13,217                    | _   | (12,227)                           |
| FUND BALANCES (DEFICIT) - END OF YEAR                       | \$              | 31,040          | \$         | 101,577                       | \$  | (19,058)                  | \$  | 1,697                              |

|    | Special Revenue                     |                |   |           |                                |    |                         |                 |                        |    |  |               |                                    |
|----|-------------------------------------|----------------|---|-----------|--------------------------------|----|-------------------------|-----------------|------------------------|----|--|---------------|------------------------------------|
| F  | Increment<br>inancing<br>District 1 |                | ax Increment<br>Financing<br>District 2 |           | Post TIF<br>Escrow             | _( | Central TIF             |                 | Insurance<br>Financing | -  | Recycling                              |               | Public<br>Television               |
| \$ | 240,661                             | \$             | 1,353,487                               | \$        | 30,770                         | \$ | 2,168                   | \$              | -                      | \$ | *:                                     | \$            | -                                  |
|    | (4,720)<br>-<br>235,941             |                | (4,728)<br>1,055<br>1,349,814           | -         | 7,118<br>37,888                | _  | 5,965<br>-<br>8,133     | \(\frac{1}{2}\) | 3,850<br>              | -  | 1,339,994<br>(2,245)<br>-<br>1,337,749 | -             | 152,526<br>83<br><br>152,609       |
|    | 91,386                              |                | 382,150<br>(3,134)                      |           | -<br>-<br>-<br>284,287<br>-    |    | 533,512<br>137,443      |                 | #<br>#<br>#<br>#<br>#  |    | 1,486,244<br>6,777                     |               | 149,002<br>-<br>-<br>-<br>-<br>739 |
|    | 91,386                              | 10 <del></del> | 855,000<br>76,005<br>1,310,021          | -         | 284,287                        | _  | 670,955                 | _               | -<br>-<br>-<br>-       | ·  | 1,493,021                              | 2==           | 149,741                            |
|    | 144,555                             | _              | 39,793                                  |           | (246,399)                      | _  | (662,822)               |                 | 3,850                  | _  | (155,272)                              | : <del></del> | 2,868                              |
|    | (681,112)<br>(681,112)              |                | 181,779<br>(912,755)<br>(730,976)       | -         | 499,333<br>(35,606)<br>463,727 | _  | 883,280<br>-<br>883,280 | <del>1</del>    | (380,000)<br>(380,000) |    | (108,981)<br>(108,981)                 |               | 138,000<br>-<br>138,000            |
|    | (536,557)                           |                | (691,183)                               |           | 217,328                        |    | 220,458                 |                 | (376,150)              |    | (264,253)                              |               | 140,868                            |
|    | 536,557                             | _              | 2,320,873                               | V <u></u> |                                | -  |                         | _               | 2,730,288              | _  | 1,031,603                              |               | 24,436                             |
| \$ |                                     | \$             | 1,629,690                               | \$        | 217,328                        | \$ | 220,458                 | \$              | 2,354,138              | \$ | 767,350                                | \$            | 165,304                            |



#### INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

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

Baker Tilly Virichaw Franse, LLP

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.

Oak Brook, Illinois December 20, 2017



## FY 2017 ANNUAL TAX INCREMENT FINANCE REPORT



| Name of Municipality:                          | City of Urbana  | Reporting F   | iscal Year:     |                | 2017            |  |
|--|---|---------------|-----------------|----------------|-----------------|--|
| County:  | Champaign   | Fiscal Year   | End:            |                | 6/30/201        |  |
| Unit Code:                                     | 10/120/30   |               |                 |                |                 |  |
|  | TIF Administrato  | r Contact Inf | formation       |                |                 |  |
| First Name: Brandon                            |   | Last Name:    | Boys            |                |                 |  |
| Address: 400 S Vin                             | e St  | Title:        | Economic Develo | opment Manag   | jer             |  |
| Telephone: (217) 328                           | -8270   | _City:        | Urbana          | Zip:           | 61801           |  |
| E-mail-<br>required bsboys@                    | urbanaillinois.us   |               |                 |                |                 |  |
| in the City/Village of: is complete and accura | Ny knowledge, that this FY 2017 report  Urbana  ate pursuant to Tax Increment Alloca  ry Law [65 ILCS 5/11-74.6-10 et. se | ation Redeve  |                 | CS 5/11-74.4-3 | 3 et. seq.] and |  |
| Written signature of TI                        | F Administrator   | _ ←           | Date            |                |                 |  |
| Section 1 (65 ILCS 5/                          | 11-74.4-5 (d) (1.5) and 65 ILCS 5/1   | 1-74.6-22 (d) | (1.5)*)         |                |                 |  |
|  | FILL OUT ONE F  |               |                 |                |                 |  |
| Name of Red                                    | development Project Area  | D             | ate Designated  | Da             | te Terminated   |  |
| TIF District One                               |   | 12/12/1980    |                 | 10/6/2         | 2016            |  |
|  |   |               |                 |                |                 |  |
|  |   |               |                 |                |                 |  |
|  |   |               |                 |                |                 |  |
|  |   |               |                 |                |                 |  |
|  |   | -             |                 |                |                 |  |
|  |   |               |                 |                |                 |  |
|  |   |               |                 |                |                 |  |
|  |   |               |                 |                |                 |  |
|  |   |               |                 |                |                 |  |
| -  |   |               |                 |                |                 |  |
|  |   | +             |                 |                |                 |  |

<sup>\*</sup>All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 5 must be completed for <u>each</u> redevelopment project area listed in Section 1.]

| FY 2017   |  |
|---|--|
| Name of Redevelopment Project Area (below):   |  |
| 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 Industrial Jobs Recovery Law X

|  | No | Yes |
|--|----|-----|
| Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 LCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)]  | х  |     |
| f yes, please enclose the amendment labeled Attachment A   |    |     |
| Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] |    | x   |
| Please enclose the CEO Certification labeled Attachment B  |    |     |
| Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]   |    |     |
| Please enclose the Legal Counsel Opinion labeled Attachment C  |    | 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)  |    | х   |
| If yes, please enclose the Activities Statement labeled Attachment D   |    |     |
| Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the  |    |     |
| redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d)  |    | x   |
| (7) (C)]   |    | X   |
| If yes, please enclose the Agreement(s) labeled Attachment E   |    |     |
| Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the  |    |     |
| objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)]   |    | х   |
| If yes, please enclose the Additional Information labeled Attachment F   |    |     |
| Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving   |    |     |
| payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7)  | ×  |     |
| (E)]   | ^  |     |
| If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G  |    |     |
| Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F)  |    |     |
| and 5/11-74.6-22 (d) (7) (F)]  | ×  |     |
| If yes, please enclose the Joint Review Board Report labeled Attachment H  |    |     |
| Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and  |    |     |
| 5/11-74.6-22 (d) (8) (A)]  | X  |     |
| If yes, please enclose any Official Statement labeled Attachment I and Attachment J MUST be Yes  |    |     |
| An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service  |    |     |
| including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)]  | х  |     |
| If attachment I is yes, Analysis MUST be attached and labeled Attachment J   |    |     |
| Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and  |    |     |
| 5/11-74.6-22 (d) (2)   |    | l x |
| If yes, please enclose Audited financial statements of the special tax allocation fund   |    |     |
| labeled Attachment K   |    |     |
| Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax   |    |     |
| allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)]  |    | x   |
| 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  |    |     |
| 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   |    |     |

## 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:                                    | Re | renue/Cash<br>ceipts for<br>Current<br>orting Year | R  | Cumulative<br>Totals of<br>evenue/Cash<br>ceipts for life<br>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 i | 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

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

FY 2017

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

| Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]   | Amounts | Reporting Fiscal Year |
|---|---------|-----------------------|
| Cost of studies, surveys, development of plans, and specifications. Implementation and administration     the adductions at the state of plans and specifications.  |         |                       |
| of the redevelopment plan, staff and professional service cost.  Personnel services   | 16,806  |                       |
| Legal/marketing/promotion   | 12,446  |                       |
| Legarmarketing/promotion  | 12,440  |                       |
|   |         |                       |
|   |         |                       |
|   |         | \$ 29,252             |
| 2. Annual administrative cost.  |         |                       |
|   |         |                       |
|   |         |                       |
|   |         |                       |
|   |         | \$ -                  |
| Cost of marketing sites.  UBA Marketing activities/Public Arts  | 11,445  |                       |
|   |         |                       |
|   |         |                       |
|   |         |                       |
|   |         | \$ 11,445             |
| Property assembly cost and site preparation costs.  |         |                       |
|   |         |                       |
|   |         |                       |
|   |         |                       |
|   |         | \$ -                  |
| <ol> <li>Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or<br/>private building, leasehold improvements, and fixtures within a redevelopment project area.</li> </ol> |         |                       |
| Stratford Apartments Incentives   | 46,689  |                       |
| Downtown Redevelopment Reimbursements   | 4,000   |                       |
|   |         |                       |
|   |         |                       |
|   |         | \$ 50,689             |
| 6. Costs of construction.   |         |                       |
|   |         |                       |
|   |         |                       |
|   |         |                       |
|   |         |                       |

| SECTION 3.2 A  |   |  |
|--|---|--|
| PAGE 2   |   |  |
| 7. Costs of eliminating or removing contaminants and other impediments.                                      |   |  |
|  |   |  |
|  |   |  |
|  |   |  |
|  |   |  |
|  |   |  |
|  |   |  |
|  |   |  |
|  |   | \$ -   |
| Cost of job training and retraining projects.  |   | 1*   |
| o. Cost of job training and retraining projects.   |   |  |
|  |   |  |
|  |   |  |
|  |   |  |
|  |   | the state of the s |
|  |   |  |
|  |   |  |
|  |   |  |
|  |   | \$ -   |
| 9. Financing costs.  |   | The second secon |
|  |   |  |
|  | Ţ |  |
|  |   |  |
|  |   |  |
|  |   |  |
|  |   |  |
|  |   |  |
|  |   | \$ -   |
| 10. Capital costs.   |   |  |
| 10. Capital Costs.   |   |  |
|  | - |  |
|  |   |  |
|  |   |  |
|  |   |  |
|  | ļ |  |
|  |   |  |
|  |   |  |
|  |   | \$ -   |
| 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. |   | THE RESERVE  |
|  |   |  |
|  |   | v to a sv to the same  |
|  |   |  |
|  |   |  |
|  |   |  |
|  |   |  |
|  |   |  |
|  |   |  |
|  |   | \$ -   |
|  |   | *  |

| PAGE 3  |  |            |              |
|---|--|------------|--------------|
| 13. Relocation costs.   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  | \$         |              |
| 4. Payments in lieu of taxes.   |  |            |              |
|   |  |            |              |
|   |  | 77.        |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  | \$         |              |
| <ol><li>Costs of job training, retraining, advanced vocational or career education.</li></ol>   |  |            |              |
| Vocational payments to the School District  | 37,500   | - 100      |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   | _  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
| 16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a |  | \$         | 37,50        |
| redevelopment project.  |  |            |              |
| edevelopment project.   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  | NATE OF BE |              |
|   |  | \$         |              |
| 7. Cost of day care services.   | Control of the Contro |            | -            |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            | The Park III |
|   |  |            |              |
|   |  | \$         |              |
| 8. Other.   |  |            |              |
| Transfer to TIF 2   | 181,779  |            |              |
|   |  | 10.570     |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            |              |
|   |  |            | 404.77       |
|   |  | \$         | 181,77       |
| OTAL ITEMIZED EXPENDITURES  |  | \$         | 310,66       |

## Section 3.2 B

| F1 2017 | FY | 2017 |
|---------|----|------|
|---------|----|------|

TIF NAME:

TIF District One

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

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

| Name                                    | Service                  | Amount |           |  |  |
|---|--------------------------|--------|-----------|--|--|
| Racing Water LLC (Stratford Apartments) | Redevelopment incentives | \$     | 46,689.00 |  |  |
| Urbana School District                  | Vocational Payment       | \$     | 37,500.00 |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   | <b>₽</b>                 |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |
|   |                          |        |           |  |  |

# 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 On | ne             |
| FUND BALANCE BY SOURCE                       |                   | \$          | 217,328        |
|  | Amount of Origina |             |                |
|  | Issuance          |             | int Designated |
| 1. Description of Debt Obligations           | ioduanio          | _ ranou     | int Designated |
|  |                   |             |                |
|  |                   |             |                |
|  |                   |             |                |
|  |                   |             |                |
|  |                   |             |                |
|  |                   |             |                |
|  |                   |             |                |
|  |                   |             |                |
|  |                   |             |                |
|  |                   |             |                |
| Total Amount Designated for Obligations      | - \$              | \$          |                |
| The same and a congruence for configurations |                   | ŢΨ          |                |
|  |                   |             |                |
| 2. Description of Project Costs to be Paid   |                   |             |                |
| Stephens Building Dev                        |                   | \$          | 220,000        |
|  |                   |             |                |
|  | A. Carrier        |             |                |
|  |                   |             |                |
|  |                   |             |                |
|  |                   |             |                |
|  |                   |             |                |
|  |                   |             |                |
|  |                   |             |                |
| ×  |                   |             |                |
|  |                   |             |                |
|  |                   |             |                |
|  |                   |             |                |
|  |                   |             |                |
|  |                   |             |                |
|  |                   | 1:          |                |
| 2004 W 180 2005 W 1844 B                     |                   |             |                |
| Total Amount Designated for Project Costs    |                   | \$          | 220,000        |
| TOTAL AMOUNT DECICION                        |                   |             |                |
| 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  ${\bf x}$  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:                          |     |
| 2  | (4) |
| 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               | j by | y indicating an 'X': | : |
|--|--|-----------------------|-----------------------------|-------------------------|------|----------------------|---|
| The state of the s | ALCOHOLD TO A RESULT OF THE PARTY OF THE PAR | and the second second | NAME OF BUILDINGS ASSESSED. | CHARLEST MAN GRANDS CO. |      |                      | _ |

NO projects were undertaken by the Municipality Within the Redevelopment Project Area.

 The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)

 The number of projects undertaken by the municipality within the Redevelopment Project Area:

| TOTAL:   | 11/1/99 | to Date | Estimated Investment<br>for Subsequent Fiscal<br>Year | <br>stimated to ete Project |
|--|---------|---------|---|-----------------------------|
| Private Investment Undertaken (See Instructions) | \$      |         | \$ -  | \$                          |
| Public Investment Undertaken                     | \$      |         | \$ -  | \$<br>5                     |
| Ratio of Private/Public Investment               |         | 0       |   | 0                           |

| Ratio of Private/Public Investment               | 0                         | 0                      |
|--|---------------------------|------------------------|
|  | *PROJECT NAME TO BE LISTE | D 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                      |

## PAGE 2 \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\*

| 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   |   |      |
| Italio di Frivate/Fublic investment  | 0 | 0    |
| Project 10*:   |   |      |
| Private Investment Undertaken (See Instructions)   |   |      |
| Public Investment Undertaken   |   |      |
| Ratio of Private/Public Investment   | 0 | 0    |
|  |   | 11/4 |
| 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    |
| NEW 100 1100   | • |      |
| Project 13*:  Private Investment Undertaken (See Instructions)   |   |      |
| Public Investment Undertaken   |   |      |
| Ratio of Private/Public Investment   |   |      |
| ivatio 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 |      |
| The state of the s | U | 0    |

## PAGE 3 \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\*

| Project 16*:   |   |   |
|--|---|---|
| Private Investment Undertaken (See Instructions)               |   |   |
| Public Investment Undertaken                                   |   |   |
| Ratio of Private/Public Investment                             | 0 | 0 |
|  | 0 |   |
| Project 17*:   |   |   |
| Private Investment Undertaken (See Instructions)               |   |   |
| Public Investment Undertaken                                   |   |   |
| Ratio of Private/Public Investment                             | 0 | 0 |
| Project 19*  |   |   |
| Project 18*:  Private Investment Undertaken (See Instructions) |   |   |
| Public Investment Undertaken                                   |   |   |
| Ratio of Private/Public Investment                             | 0 |   |
| Trade of Frivator ability of the first                         | 0 | 0 |
| Project 19*:   |   |   |
| Private Investment Undertaken (See Instructions)               |   |   |
| Public Investment Undertaken                                   |   |   |
| Ratio of Private/Public Investment                             | 0 | 0 |
|  |   | 0 |
| Project 20*:   |   |   |
| Private Investment Undertaken (See Instructions)               |   |   |
| Public Investment Undertaken                                   |   |   |
| Ratio of Private/Public Investment                             | 0 | 0 |
| B. 1. 1. 1. 1.   |   |   |
| Project 21*:  Private Investment Undertaken (See Instructions) |   |   |
| Public Investment Undertaken (See Instructions)                |   |   |
|  |   |   |
| 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 |
| <u>.</u>   |   |   |
| 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

Reporting Fiscal Year

| designated | Base EAV        | EAV | NA DE |
|------------|-----------------|-----|-------|
| 1980       | \$<br>2,430,250 | NA  |       |

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

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

| Overlapping Taxing District | uted from redevelopment<br>o overlapping districts |
|-----------------------------|--|
| Urbana School District      | \$<br>157,215                                      |
| City of Urbana              | \$<br>35,606                                       |
| Urbana Park District        | \$<br>32,096                                       |
| Champaign County            | \$<br>22,788                                       |
| Parkland College            | \$<br>14,348                                       |
| CU MTD                      | \$<br>8,756  |
| Cunningham Township         | \$<br>5,660  |
| CU Health District          | \$<br>3,435  |
| Forest Preserve             | \$<br>2,489  |
|                             | \$   |
|                             | \$<br>-  |
|                             | \$<br>•  |
|                             | \$<br>-  |

## **SECTION 7**

Provide information about job creation and retention:

| Number of Jobs<br>Retained | Number of Jobs<br>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,

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:

- 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.
- 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 December14, 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.

- 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<br>by and between the City of Urbana, Champaign County,<br>Illinois and Cake Design Development LLC - Series 204<br>West Main Street | 2015-01-007 | 1/22/2015     |
| Redevelopment Agreement Second Amended and<br>Restated by and between the City of Urbana, Champaign<br>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 R  |                |  |   |                   | Revenue    |     |                   |  |  |  |
|---|------------|----------------|--|---|-------------------|------------|-----|-------------------|--|--|--|
|   |            |                | Special<br>Community                     |   | HOME<br>Community |            |     |                   |  |  |  |
|   | Soci       | ial Services   | De                                       | evelopment                              | De                | evelopment | Ble | ock Grant         |  |  |  |
| ASSETS  |            |                |  |   |                   |            |     |                   |  |  |  |
| Cash and investments<br>Receivables   | \$         | 50,990         | \$                                       | =                                       | \$                | -          | \$  | 170               |  |  |  |
| Property taxes  |            | =              |  | -                                       |                   | -          |     | : <del>-</del> /: |  |  |  |
| Other taxes<br>Accounts   |            | #              |  | -                                       |                   |            |     | -                 |  |  |  |
| Grants  | 8          |                |  | 383,900                                 |                   | 316,231    | _   | 92,090            |  |  |  |
| TOTAL ASSETS  | \$         | 50,990         | \$                                       | 383,900                                 | \$                | 316,231    | \$  | 92,090            |  |  |  |
|   | 221111111  |                |  |   |                   |            |     |                   |  |  |  |
| LIABILITIES, DEFERRED INFLOWS OF<br>RESOURCES, AND FUND BALANCES<br>Liabilities |            |                |  |   |                   |            |     |                   |  |  |  |
| Accounts payable  | \$         | 19,950         | \$                                       | 31,522                                  | \$                | 29,242     | \$  | 12,037            |  |  |  |
| Accrued salaries and taxes  Due to other funds                                  |            |                |  | 5,019<br>66,174                         |                   | 229,163    |     | 78,356            |  |  |  |
| Unearned revenues   |            | -              | -  | 129,608                                 |                   | -          |     | 70,000            |  |  |  |
| Total Liabilities   | Notice Co. | 19,950         | 10-11-11-11-11-11-11-11-11-11-11-11-11-1 | 232,323                                 |                   | 258,405    | _   | 90,393            |  |  |  |
| Deferred Inflows of Resources   |            |                |  |   |                   |            |     |                   |  |  |  |
| Property taxes levied for future periods  |            | : <del>-</del> |  | -                                       |                   |            |     | -                 |  |  |  |
| Unavailable revenues for grants   |            |                | -  | 50,000                                  |                   | 76,884     | -   |                   |  |  |  |
| Total Deferred Inflows of Resources   |            |                |  | 50,000                                  | _                 | 76,884     |     |                   |  |  |  |
| Fund Balances (Deficit)   |            |                |  |   |                   |            |     |                   |  |  |  |
| Restricted for urban housing and  |            |                |  |   |                   |            |     | 4 607             |  |  |  |
| development Restricted for public safety  |            | 1 <del></del>  |  | 0 <del>=</del> 1                        |                   | 5          |     | 1,697             |  |  |  |
| Restricted for highways and streets   |            |                |  | (2)<br>( <del>-</del> )                 |                   | 5          |     | _                 |  |  |  |
| Committed for capital projects  |            | -              |  | 8. <del>7.</del> 8                      |                   | _          |     | _                 |  |  |  |
| Assigned for public safety  |            | -              |  | 890                                     |                   | -          |     | _                 |  |  |  |
| Assigned for urban housing and  |            |                |  | 100000000000000000000000000000000000000 |                   |            |     |                   |  |  |  |
| development   |            | 24.040         |  | 101,577                                 |                   | 5          |     | -                 |  |  |  |
| Assigned for social services Assigned for workers' compensation                 |            | 31,040         |  | -                                       |                   | -          |     | -                 |  |  |  |
| Assigned for public television  |            | -              |  | -                                       |                   | _          |     | 70<br>20          |  |  |  |
| Unassigned  |            |                |  | 7-                                      |                   | (19,058)   |     | -                 |  |  |  |
| Total Fund Balances (deficit)   | -          | 31,040         | £  | 101,577                                 |                   | (19,058)   |     | 1,697             |  |  |  |
| TOTAL LIABILITIES, DEFERRED   |            |                |  |   |                   |            |     |                   |  |  |  |
| INFLOWS OF RESOURCES, AND   |            | F0 000         |  | 000 000                                 | •                 | 040.004    | •   | 00 000            |  |  |  |
| FUND BALANCES   | \$         | 50,990         | \$                                       | 383,900                                 | \$                | 316,231    | \$  | 92,090            |  |  |  |

|                                |              |    |   |                    |                    | Spe            | cial Revenue                      | )              |                                  |          |                                       |    |                          |
|--------------------------------|--------------|----|---|--------------------|--------------------|----------------|-----------------------------------|----------------|----------------------------------|----------|---------------------------------------|----|--------------------------|
| Tax Incre<br>Financ<br>Distric | ing          | Ta | ax Increment<br>Financing<br>District 2 | _                  | Post TIF<br>Escrow |                | Central TIF                       | _              | Insurance<br>Financing           | 1.2.4.1. | Recycling                             | -  | Public<br>Television     |
| \$                             | 9 <u>2</u> 2 | \$ | 1,428,660                               | \$                 | 217,328            | \$             | 345,591                           | \$             | 2,354,138                        | \$       | 754,623                               | \$ | 167,446                  |
|                                | -            |    | 672,131<br>50,000                       |                    | 5 2                |                | 2,991<br>-<br>-                   |                | -                                |          | 81,916<br>-                           |    |                          |
| \$                             |              | \$ | 2,150,791                               | \$                 | 217,328            | \$             | 348,582                           | \$             | 2,354,138                        | \$       | 836,539                               | \$ | 167,446                  |
| \$                             | -<br>-<br>-  | \$ | 942                                     | \$                 | -<br>-<br>-<br>-   | \$             | 125,463<br>-<br>-<br>-<br>125,463 | \$             | -<br>-<br>-<br>-<br>-            | \$       | 62,618<br>6,071<br>-<br>500<br>69,189 | \$ | 2,142<br>-<br>-<br>2,142 |
|                                | _ <u>-</u>   | 3- | 520,159<br>-<br>520,159                 | (r <del>edec</del> |                    | 2              | 2,661<br>-<br>2,661               |                |                                  | -        | -<br>                                 | -  | -<br>-<br>-              |
|                                | -            |    | 1,629,690                               |                    | 217,328            |                | 220,458                           |                | ]                                |          | 767,350<br>-                          |    |                          |
|                                |              | -  | 1,629,690                               |                    | 217,328            | \$ <del></del> | 220,458                           | () <del></del> | 2,354,138<br>-<br>-<br>2,354,138 |          | 767,350                               |    | 165,304                  |
| \$                             |              | \$ | 2,150,791                               | \$                 | 217,328            | \$             | 348,582                           | \$             | 2,354,138                        | \$       | 836,539                               | \$ | 167,446                  |

#### CITY OF URBANA

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

|  |                    |                     | Special F                           | Revenue                          |   |  |  |  |
|--|--------------------|---------------------|-------------------------------------|----------------------------------|---|--|--|--|
|  | Social<br>Services |                     | Special<br>Community<br>Development | HOME<br>Community<br>Development | Community<br>Development<br>Block Grant |  |  |  |
| REVENUES Property taxes                            | \$                 | - 5                 | \$ -                                | \$ -                             | \$ -                                    |  |  |  |
| Other taxes  |                    | -                   | -                                   | ( <del>5</del> .)                |   |  |  |  |
| Intergovernmental                                  |                    | -                   | 453,082                             | 498,083                          | 385,507                                 |  |  |  |
| Licenses, fines, and service charges               |                    | -                   | 114,323                             | 8,182                            | 290                                     |  |  |  |
| Investment income                                  | (6                 | 39)                 | 392                                 | ( <del>+</del> )                 | ( <u>=</u> .)                           |  |  |  |
| Miscellaneous                                      |                    | <del>-</del><br>69) | 14,095<br>581,892                   | 506,265                          | 385,797                                 |  |  |  |
| Total Revenues                                     |                    | <u> </u>            | 501,092                             | 500,205                          | 300,737                                 |  |  |  |
| EXPENDITURES Current                               |                    |                     |                                     |                                  |   |  |  |  |
| General government                                 | 70,00              | 00                  | . <del></del>                       |                                  |   |  |  |  |
| Public safety                                      |                    | -                   | <b>-</b>                            | -                                | ( <u>2</u> )                            |  |  |  |
| Highways and streets                               |                    | 7                   | 772 100                             | 449,879                          | 153,665                                 |  |  |  |
| Urban redevelopment and housing                    | 25                 |                     | 773,199                             | 449,079                          | 155,005                                 |  |  |  |
| Capital Outlay Debt Service                        |                    | ē                   | _                                   |                                  |   |  |  |  |
| Principal  |                    | -                   |                                     | 2. <del>4</del> -2:              | -                                       |  |  |  |
| Interest and fiscal charges                        |                    | <u>.</u>            |                                     |                                  |   |  |  |  |
| Total Expenditures                                 | 70,0               | 00                  | 773,199                             | 449,879                          | 153,665                                 |  |  |  |
|  |                    |                     |                                     |                                  |   |  |  |  |
| Excess (deficiency) of revenues over               |                    |                     | APPEND OFFICE                       |                                  |   |  |  |  |
| expenditures                                       | (70,0              | <u>69</u> ) _       | (191,307)                           | 56,386                           | 232,132                                 |  |  |  |
|  |                    |                     |                                     |                                  |   |  |  |  |
| OTHER FINANCING SOURCES (USES)                     | 05.0               | 00                  | 227 504                             |                                  | 920                                     |  |  |  |
| Transfers in                                       | 65,0               | 00                  | 327,591                             | (88,661)                         | (218,208)                               |  |  |  |
| Transfers out Total Other Financing Sources (Uses) | 65,0               | <del>-</del> -      | 327,591                             | (88,661)                         | (218,208)                               |  |  |  |
| Total Other I mancing doubles (0303)               |                    |                     | 021,001                             |                                  |   |  |  |  |
| Net Change in Fund Balances                        | (5,0               | 69)                 | 136,284                             | (32,275)                         | 13,924                                  |  |  |  |
| FUND BALANCES (DEFICIT) - Beginning of Year        | 36,1               | <u>09</u> .         | (34,707)                            | 13,217                           | (12,227)                                |  |  |  |
| FUND BALANCES (DEFICIT) - END OF YEAR              | \$ 31,0            | <u>40</u>           | \$ 101,577                          | \$ (19,058)                      | <u>\$ 1,697</u>                         |  |  |  |

|               |                                     |     |   |    |                     | Spe | cial Revenue     | 9             |                        |     |                      |    |                      |
|---------------|-------------------------------------|-----|---|----|---------------------|-----|------------------|---------------|------------------------|-----|----------------------|----|----------------------|
| F             | Increment<br>inancing<br>District 1 | Ta  | ax Increment<br>Financing<br>District 2 |    | Post TIF<br>Escrow  |     | Central TIF      |               | Insurance<br>Financing | _   | Recycling            | ÷. | Public<br>Television |
| \$            | 240,661                             | \$  | 1,353,487                               | \$ | 30,770              | \$  | 2,168            | \$            | 0.7.                   | \$  | =                    | \$ | =                    |
|               | -                                   |     | <del>-</del>                            |    | -                   |     | -                |               | -                      |     | -                    |    | -                    |
|               | (4,720)                             |     | (4,728)<br>1,055                        |    | -<br>-<br>7,118     |     | 5,965            |               | 3,850                  |     | 1,339,994<br>(2,245) |    | 152,526<br>83        |
| _             | 235,941                             | _   | 1,349,814                               |    | 37,888              | _   | 8,133            |               | 3,850                  | _   | 1,337,749            | _  | 152,609              |
|               |                                     |     |   |    |                     |     |                  |               |                        |     |                      |    |                      |
|               | _                                   |     | 20                                      |    | 1 <u>00</u> 0       |     | 725              |               | -                      |     | 8                    |    | 149,002              |
|               | _                                   |     | -                                       |    | =                   |     | 923              |               | -                      |     |                      |    | -                    |
|               | 91,386                              |     | 382,150                                 |    | 284,287             |     | 533,512          |               | -                      |     | 1,486,244            |    | -                    |
|               | -                                   |     | (3,134)                                 |    | 204,207             |     | 137,443          |               | S=:                    |     | 6,777                |    | 739                  |
|               | =                                   |     | 855,000                                 |    | =                   |     | ; <del>,</del> ; |               |                        |     | -                    |    | =                    |
| ) <del></del> | 91,386                              |     | 76,005<br>1,310,021                     |    | 284,287             | -   | 670,955          |               |                        |     | 1,493,021            | =  | 149,741              |
| 4             | <del></del>                         | 98. | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,  |    |                     | 1   |                  |               |                        | -53 |                      |    |                      |
| _             | 144,555                             | _   | 39,793                                  |    | (246,399)           |     | (662,822)        | 51            | 3,850                  |     | (155,272)            | _  | 2,868                |
|               |                                     |     |   |    |                     |     |                  |               |                        |     |                      |    |                      |
|               | (004 440)                           |     | 181,779                                 |    | 499,333             |     | 883,280          |               | (200,000)              |     | -<br>(108,981)       |    | 138,000              |
| _             | (681,112)<br>(681,112)              | _   | (912,755)<br>(730,976)                  | _  | (35,606)<br>463,727 | _   | 883,280          | v <del></del> | (380,000)<br>(380,000) | _   | (108,981)            | _  | 138,000              |
|               | (536,557)                           |     | (691,183)                               |    | 217,328             |     | 220,458          |               | (376,150)              |     | (264,253)            |    | 140,868              |
|               | (000,001)                           |     | (001,100)                               |    | 211,020             |     | 220,100          |               | (0,0,100)              |     | (201,200)            |    |                      |
|               | 536,557                             |     | 2,320,873                               | _  |                     |     | <del>-</del>     | _             | 2,730,288              |     | 1,031,603            | _  | 24,436               |
|               |                                     |     |   |    |                     |     |                  |               |                        |     |                      |    |                      |
| \$            |                                     | \$  | 1,629,690                               | \$ | 217,328             | \$  | 220,458          | \$            | 2,354,138              | \$  | 767,350              | \$ | 165,304              |



#### INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

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

Baker Tilly Virchaw France, L.P

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.

Oak Brook, Illinois December 20, 2017



#### FY 2017 ANNUAL TAX INCREMENT FINANCE REPORT



| Name of Municipality:        | City of Urbana                            | Reporting F        | iscal Year:          |                   | 2017      |
|------------------------------|---|--------------------|----------------------|-------------------|-----------|
| County:                      | Champaign                                 | Fiscal Year        | End:                 |                   | 6/30/2017 |
| Unit Code:                   | 10/120/30                                 |                    |                      |                   |           |
|                              | TIF Adminis                               | trator Contact Inf | formation            |                   |           |
| First Name: Brandon          |   | Last Name:         | Boys                 |                   |           |
| Address: 400 S Vin           | e St                                      | Title:             | Economic Develop     | ment Manager      |           |
| Telephone: (217) 328         | -8270                                     | City:              | Urbana               | Zip:              | 61801     |
| E-mail-<br>required bsboys@i | urbanaillinois.us                         |                    |                      |                   |           |
| I attest to the best of m    | y knowledge, that this FY 2017            | report of the rede | evelopment project a | rea(s)            |           |
| in the City/Village of:      | (Id)                                      |                    |                      |                   |           |
|                              | Urbないる<br>ate pursuant to Tax Increment / | Allocation Redevel | onment Act (65 II CS | 5/11-7/ /-3 et e  | eal and   |
| Industrial Jobs Recove       | ry Law [65 ILCS 5/11-74.6-10              | et. sea.1          | opinent Act [05 iLCc | 3711-74.4-3 61. 3 | eq.j and  |
| 0                            |   | 4.1                |                      |                   |           |
| I KI A                       | K.  |                    | no or                |                   |           |
| 1/1/6                        | 11)                                       |                    | 12/14/201            | 7                 |           |
| Written signature of TII     | Administrator                             |                    | Date                 |                   |           |
| Common digitation of the     | 7 Idillimotivator                         |                    | Buto                 |                   |           |
| Section 1 (65 ILCS 5/1       | 11-74.4-5 (d) (1.5) and 65 ILCS           | 5/11-74.6-22 (d)   | (1.5)*)              |                   |           |
|                              | FILL OUT O                                | NE FOR EACH TI     | F DISTICT            |                   |           |
| Name of Red                  | evelopment Project Area                   | Da                 | ate Designated       | Date Te           | rminated  |
| TIF District Two             |   | 12/23/1986         |                      | 12/31/2022        |           |
|                              |   |                    |                      |                   |           |
|                              |   |                    |                      |                   |           |
|                              |   |                    |                      |                   |           |
|                              |   |                    |                      |                   |           |
|                              |   |                    |                      |                   |           |
|                              |   |                    |                      |                   |           |
|                              |   |                    |                      |                   |           |
|                              |   |                    |                      |                   |           |
|                              |   |                    |                      |                   |           |
|                              |   |                    |                      |                   |           |
|                              |   |                    | ///                  |                   |           |
|                              |   |                    |                      |                   |           |
|                              |   |                    |                      | 1                 |           |
|                              |   |                    |                      |                   |           |
|                              |   |                    |                      |                   |           |
|                              |   |                    |                      |                   |           |
|                              |   |                    |                      |                   |           |

\*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 5 must be completed for <u>each</u> redevelopment project area listed in Section 1.] FY 2017

| Name of Redeve | lopment 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 Industrial Jobs Recovery Law

x

|  | No   | Yes |
|--|--|-----|
| Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)]   |  | х   |
| If yes, please enclose the amendment labeled Attachment A  |  |     |
| Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)]  Please enclose the CEO Certification labeled Attachment B  |  | ×   |
| Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]   | STATE OF THE PARTY |     |
| 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                                 |  | х   |
| 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   |  | x   |
| labeled Attachment K  Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax   |  |     |
| allocation fund? [65  LCS 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:                                    |    | evenue/Cash<br>eceipts for<br>Current<br>porting Year | R  | Cumulative Totals of evenue/Cash ceipts 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*  * If there is a positive fund balance at the end of the reporting period, | \$ 1,629,690<br>you must complete Section 3.3 |

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                   |                  | Departing Figure Voor  |
|--|------------------|--|
| [0]] 1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration  | Amounts          | Reporting Fiscal Year  |
| 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  |
| Property assembly cost and site preparation costs.   |                  |  |
| 5 Points West Incentives   | 167,927          |  |
| Omnicare Labs Incentives   | 998<br>5,915     |  |
| 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<br>29,852 |  |
| 129 N Race Incentives  | 29,852           |  |
|  |                  |  |
|  |                  |  |
|  |                  |  |
|  |                  | \$ 82,459  |
| 6. Costs of construction.  |                  |  |
| Boneyard improvements  | (3,134)          |  |
|  |                  |  |
|  |                  |  |
|  |                  |  |
|  |                  |  |
|  |                  | Service of the servic |

| SECTION 3.2 A  |         |  |          |
|--|---------|--|----------|
| PAGE 2   |         |  | $\dashv$ |
| 7. Costs of eliminating or removing contaminants and other impediments.                                      | 252     | DANGE CHOICE CONTRACT  | _        |
| Environmental/Site prep costs  | 358     |  | $\dashv$ |
|  |         |  | -        |
|  |         |  | $\dashv$ |
|  |         |  |          |
|  |         |  |          |
|  |         |  |          |
|  |         | \$ 35  | 8        |
| Cost of job training and retraining projects.  |         |  |          |
|  |         |  |          |
|  |         |  |          |
|  |         |  | 0        |
|  |         |  |          |
|  |         |  |          |
|  |         |  | 100      |
|  |         | •  |          |
|  |         | \$   | -        |
| 9. Financing costs.  | 931,005 |  |          |
| Boneyard Bond Debt service   | 931,000 |  |          |
|  |         |  | 7.45     |
|  |         |  |          |
|  |         |  |          |
|  |         |  |          |
|  |         |  |          |
|  |         | \$ 931,00  | )5       |
| 10. Capital costs.   |         |  |          |
|  |         |  |          |
|  |         | The state of the s |          |
|  |         |  |          |
|  |         |  |          |
|  |         |  |          |
|  |         |  |          |
|  |         | •  |          |
| The secretary beautiful to the secretary by TIF secretary bouring  |         | \$   | ÷        |
| Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.      |         |  |          |
| projects.  |         |  |          |
|  |         |  |          |
|  |         |  |          |
|  |         |  |          |
|  |         |  |          |
|  |         |  | M        |
|  |         |  | m        |
|  |         | \$   | -        |
| 12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects. |         |  |          |
|  |         |  |          |
|  |         |  |          |
|  |         |  |          |
|  |         |  |          |
|  |         |  | N.       |
|  |         |  | (Te      |
|  |         |  |          |
|  |         | \$   | -        |

| SECTION 3.2 A  |         |  |                       |
|--|---------|--|-----------------------|
| PAGE 3   |         |  |                       |
| 13. Relocation costs.  |         | The same of  |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         | \$   | •                     |
| 14. Payments in lieu of taxes.   |         | 1.10   |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         |  | THE STATE OF          |
|  |         |  |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         | \$   |                       |
| 15. Costs of job training, retraining, advanced vocational or career education.  |         |  |                       |
|  |         |  | THE ESTATE            |
|  |         | The said and   |                       |
|  |         | Roma de la   |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         |  | A VILLE IN            |
|  |         |  |                       |
|  |         | \$   |                       |
| 16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project. |         |  |                       |
|  |         |  |                       |
|  |         | A STATE OF THE STA |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         |  | The second section is |
|  |         | \$   | -                     |
| 17. Cost of day care services.   |         |  |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         | Approximately and the  |                       |
|  |         |  |                       |
|  |         |  |                       |
|  |         | \$   |                       |
| 18. Other.   | 200 000 | Water to the   |                       |
| Transfer to Central TIF  | 883,280 |  |                       |
|  |         |  |                       |
|  |         | The state of the s |                       |
|  |         | K T  |                       |
|  |         |  | Charles and Charles   |
|  |         | The street   |                       |
|  |         | WITTEN   | 600.055               |
|  |         | \$   | 883,280               |
|  |         | T-   | 0.000.777             |
| TOTAL ITEMIZED EXPENDITURES  |         | \$   | 2,222,776             |

#### Section 3.2 B

| FY 2017   |  |
|-----------|--|
| TIF NAME: |  |

TIF District Two

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

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

| Name                         | Service                      | Amount           |
|------------------------------|------------------------------|------------------|
| 129 North Race LLC           | Redevelopment incentives     | \$<br>29,852.00  |
| Ivan Richardson              | Redevelopment incentives     | \$<br>167,927.00 |
| That's Rentertainment, INC.  | Redevelopment incentives     | \$<br>25,000.00  |
| U-C Independent Media Center | Redevelopment incentives     | \$<br>24,607.00  |
| Urbana Business Association  | Marketing/Promotion Services | \$<br>25,815.00  |
| Lehman Creekside Prop LLC    | Land acquisition             | \$<br>76,793.00  |
|                              |                              |                  |
|                              |                              |                  |
|                              |                              |                  |
|                              |                              |                  |
|                              |                              |                  |
|                              |                              |                  |
|                              |                              |                  |
|                              |                              |                  |
|                              |                              |                  |
|                              |                              |                  |
|                              |                              |                  |
|                              |                              |                  |
|                              |                              |                  |
|                              |                              |                  |
|                              |                              |                  |

# 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      |
|  |       | unt of Original<br>Issuance | Amo | unt 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      |
| Description of Project Costs to be Paid     Points West Incentives | 4,000 |                             | \$  | 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 purc redevelopment project area. | hased by the municipality during the reporting fiscal year within the   |
| Property Acquired by the Municipality With                             | Check here if no property was acquired by the Municipality within the Redevelopment Project Area.  in 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:  |   |
| PAGE 05 LEAVE 5 CHOOL CHARLES 201 (1916) 4 CHO                         |   |

#### SECTION 5 - 20 ILCS 620/4.7 (7)(F) PAGE 1

FY 2017

TIF Name:

Public Investment Undertaken
Ratio of Private/Public Investment

TIF District Two

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included <u>ONLY</u> if projects are listed.

Select <u>ONE</u> of the following by indicating an 'X':

| 1. NO projects were undertaken by the Municipality W                         | ithin the Redevelopment P   | Project Area.                  | X                                      |
|--|-----------------------------|--------------------------------|--|
| 2. The Municipality <u>DID</u> undertake projects within the I complete 2a.) | Redevelopment Project Are   | ea. (If selecting this option, |  |
| 2a. The number of projects undertaken by the muni                            | cipality within the Redevel | opment Project Area:           |  |
|  |                             | Dedevelopment Designt Ass      | 201                                    |
| LIST the projects undertaken by  | the Municipality Within the | Estimated Investment           | ea.                                    |
| TOTAL:   | 11/1/99 to Date             | for Subsequent Fiscal<br>Year  | Total Estimated to<br>Complete Project |
| Private Investment Undertaken (See Instructions)                             | \$ -                        | - \$ -                         | \$ -                                   |
| Public Investment Undertaken   | \$ -                        | - \$ -                         | \$ -                                   |
| Ratio of Private/Public Investment   | 0                           |                                | 0                                      |
| Project 1*:  | *PROJECT NA                 | ME TO BE LISTED AFTER          | PROJECT NUMBER                         |
| 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   |                             |                                | 98                                     |
| Ratio of Private/Public Investment   | 0                           |                                | 0                                      |
| Project 6*:  |                             |                                |  |
| Private Investment Undertaken (See Instructions)                             |                             |                                |  |

#### PAGE 2 \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\*

| 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           |
|  | • | <del></del> |
| 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           |
| Desired 40t  |   |             |
| Project 13*:  Private Investment Undertaken (See Instructions) |   |             |
| Public Investment Undertaken                                   |   |             |
| Ratio of Private/Public Investment                             | 0 | 0           |
| Italio of Mivale/1 ubile investment                            | Ü |             |
| 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           |

#### PAGE 3 \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\*

| 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 |
| Natio of Frivator ablic investment   |          |   |
| Project 19*:   |          |   |
| Private Investment Undertaken (See Instructions)                               |          |   |
| Public Investment Undertaken   |          | 0 |
| Ratio of Private/Public Investment   | 0        | 0 |
| Project 20*:   | <u> </u> |   |
| Private Investment Undertaken (See Instructions)                               |          |   |
| Public Investment Undertaken   |          |   |
| Ratio of Private/Public Investment   | 0        | 0 |
| n :  |          |   |
| Project 21*:  Private Investment Undertaken (See Instructions)                 |          |   |
| Public Investment Undertaken   |          |   |
| Ratio of Private/Public Investment   | 0        | 0 |
|  |          |   |
| Project 22*:   |          | T |
| Private Investment Undertaken (See Instructions)                               |          |   |
| Public Investment Undertaken   | 0        | 0 |
| Ratio of Private/Public Investment   | 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)                               |          |   |
| Private Investment Undertaken (See Instructions)  Public Investment Undertaken |          |   |

| Optional: Information in th   | e following sections is | s not req  | uired by law, but wou                          | ld be helpful in eval | uating the      |
|---|-------------------------|------------|--|-----------------------|-----------------|
| performance of TIF in Illino  | is. even though optio   | nai MUS    | i be included as part                          | of complete TIF rep   | ort             |
| SECTION 6   |                         |            |  |                       |                 |
| FY 2017   |                         |            |  |                       |                 |
| 그림 아이는 아이들이 가면 가게 되었다. 그는 그는 그는 그는 그는 그는 그는 그는 그는 그를 다 살아 있다.       | F District Two          |            |  |                       |                 |
| Provide the base EAV (at the<br>Year redevelopment                  | time of designation) ar | d the EA   | / for the year reported                        | for the redevelopmen  | nt project area |
| project area was  |                         | Report     | ng Fiscal Year                                 |                       |                 |
| designated  | Base EAV                |            | EAV  |                       |                 |
| 1986 \$   | 9,834,200               | \$         | 35,473,448                                     |                       |                 |
| List all overlapping tax district overlapping taxing district or Ch |                         | ne surplus | **************************************         | surplus.              |                 |
| Overlapping Tax   | ing District            |            | olus Distributed from<br>oject area to overlap |                       |                 |
|   |                         | \$         |  |                       |                 |
|   |                         | Φ.         |  |                       | 1               |

| Overlap | Overlapping Taxing District project area to overlapping districts |    |                  |
|---------|---|----|------------------|
|         |   | \$ | -                |
|         |   | \$ | -                |
|         |   | \$ | 12               |
|         |   | \$ | . <del>.</del> . |
|         |   | \$ | -                |
|         |   | \$ | -                |
|         |   | \$ | -                |
|         |   | \$ | -                |
|         |   | \$ | -                |
|         |   | \$ | -                |
|         |   | \$ |                  |
|         |   | \$ | 02               |
|         |   | \$ | -                |

#### **SECTION 7**

Provide information about job creation and retention:

| Number of Jobs<br>Retained | Number of Jobs<br>Created | Description and Type (Temporary or Permanent) of Jobs | Total Salaries Paid |
|----------------------------|---------------------------|---|---------------------|
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |

| C | E | CI | П | 2 | IA | Q |
|---|---|----|---|---|----|---|
|   |   |    |   |   |    |   |

| 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   | ) |    |
|---------------------|---|----|
|                     | ) | SS |
| COUNTY OF CHAMPAIGN | ) |    |

#### 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.



City Clerk

Passed: October 03, 2016 Signed: October 06, 2016

#### 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 <a href="Exhibit A">Exhibit A</a> and depicted on the map in <a href="Exhibit B">Exhibit B</a> 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 <u>Charles Smyth</u>, seconded by <u>Eric Jakobsson</u>, adopted this <u>3<sup>rd</sup></u> day of <u>October</u>, 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

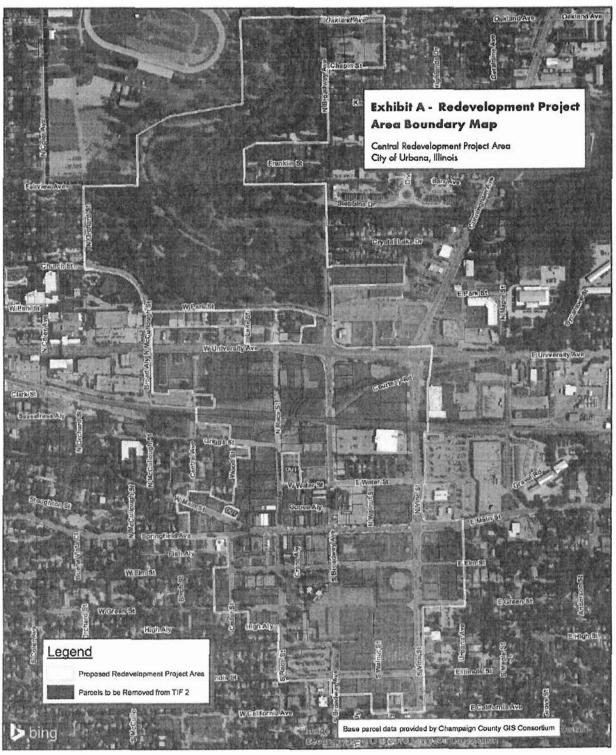
(SEAL)

J.K.

# EXHIBIT A

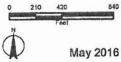
| PIN          | PIN          | PIN          |
|--------------|--------------|--------------|
| 912108376012 | 912108459005 | 922117233003 |
| 912108376017 | 912108463006 | 922117233004 |
| 912108382013 | 912108504002 | 922117233005 |
| 912108384003 | 922117130016 | 922117233006 |
| 912108403009 | 922117130017 | 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





**PGAVPLANNERS** 



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

#### ORDINANCE NO. 2016-11-108

FILED
NOV 2 9 2016
Long Australia

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 3<sup>rd</sup>, 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 <u>Bill Brown</u>, seconded by <u>Charles Smyth</u>, adopted this <u>21<sup>st</sup></u> 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 COUNDIL this 21st day of November, 2016.

0.

APPROVED BY THE MAYOR this 28th day of November,

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 28<sup>th</sup>, 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

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

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 3<sup>rd</sup>, 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.

<u>Section 3</u>. <u>Filing</u>. 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 <u>Bill Brown</u>, seconded by <u>Charles Smyth</u>, adopted this <u>21<sup>st</sup></u> 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 COUNDIL this 21st day of November, 2016.

APPROVED BY THE MAYOR this 28th day of November

aurel Lunt Prussing, Mayor

December14th, 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,

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:

- 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 14<sup>th</sup>, 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

Mut Buryon

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.
- 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<br>the City of Urbana, Champaign County, Illinois and 129 North<br>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<br>Urbana Champaign County, Illinois and Broadway Market,<br>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     |

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

|   | Special Revenue |                  |    |                            |                                  |                         |    |                                    |
|---|-----------------|------------------|----|----------------------------|----------------------------------|-------------------------|----|------------------------------------|
|   | Social Services |                  |    | Special ommunity velopment | HOME<br>Community<br>Development |                         | De | ommunity<br>velopment<br>ock Grant |
| ASSETS  | 2               |                  | 2  |                            | 4                                |                         |    |                                    |
| Cash and investments Receivables  | \$              | 50,990           | \$ | -                          | \$                               | *                       | \$ | -                                  |
| Property taxes  |                 |                  |    | -                          |                                  | -                       |    | , <del>,</del>                     |
| Other taxes   |                 | -                |    | 140                        |                                  |                         |    | 92                                 |
| Accounts  |                 | -                |    | -                          |                                  | 240 024                 |    |                                    |
| Grants  | -               |                  | -  | 383,900                    | _                                | 316,231                 | -  | 92,090                             |
| TOTAL ASSETS  | \$              | 50,990           | \$ | 383,900                    | \$                               | 316,231                 | \$ | 92,090                             |
| LIABILITIES, DEFERRED INFLOWS OF<br>RESOURCES, AND FUND BALANCES<br>Liabilities |                 |                  |    |                            |                                  |                         |    |                                    |
| Accounts payable  | \$              | 19,950           | \$ | 31,522                     | \$                               | 29,242                  | \$ | 12,037                             |
| Accrued salaries and taxes  |                 |                  |    | 5,019                      |                                  | 220.462                 |    | 78,356                             |
| Due to other funds Unearned revenues  |                 | -                |    | 66,174<br>129,608          |                                  | 229,163                 |    | 70,330                             |
| Total Liabilities   | -               | 19,950           | -  | 232,323                    | -                                | 258,405                 |    | 90,393                             |
| Total Elabilities   |                 | 10,000           |    |                            |                                  |                         |    |                                    |
| Deferred Inflows of Resources   |                 |                  |    |                            |                                  |                         |    |                                    |
| Property taxes levied for future periods  |                 | ; <del>=</del> 3 |    | -                          |                                  | 70.004                  |    | 117                                |
| Unavailable revenues for grants Total Deferred Inflows of Resources             | -               |                  | -  | 50,000<br>50,000           | _                                | 76,884<br>76,884        |    |                                    |
| Total Deletted Illilows of Resources  | 0-              |                  | -  | 30,000                     |                                  | 70,004                  | -  |                                    |
| Fund Balances (Deficit)   |                 |                  |    |                            |                                  |                         |    |                                    |
| Restricted for urban housing and  |                 |                  |    |                            |                                  |                         |    | 4 007                              |
| development Restricted for public safety  |                 | -                |    | -                          |                                  | _                       |    | 1,697                              |
| Restricted for highways and streets   |                 | -                |    | -                          |                                  | -                       |    |                                    |
| Committed for capital projects  |                 | -                |    | 945                        |                                  | 9 <b>4</b> 0            |    | -                                  |
| Assigned for public safety  |                 | 250              |    | 57.4                       |                                  | 853                     |    | -                                  |
| Assigned for urban housing and  |                 |                  |    |                            |                                  |                         |    |                                    |
| development   |                 | 24.040           |    | 101,577                    |                                  | 9 <del>5</del> 6<br>288 |    | (2 <del>-0</del> )                 |
| Assigned for social services Assigned for workers' compensation                 |                 | 31,040           |    | 7.                         |                                  | 151                     |    | -                                  |
| Assigned for public television  |                 | -                |    | _                          |                                  | -                       |    | _                                  |
| Unassigned  |                 |                  |    | -                          | (Section)                        | (19,058)                |    | -                                  |
| Total Fund Balances (deficit)   | ÷               | 31,040           |    | 101,577                    | Pi <del></del>                   | (19,058)                | -  | 1,697                              |
| TOTAL LIABILITIES, DEFERRED   |                 |                  |    |                            |                                  |                         |    |                                    |
| INFLOWS OF RESOURCES, AND FUND BALANCES   | \$              | 50,990           | \$ | 383,900                    | \$                               | 316,231                 | \$ | 92,090                             |

|  |      |   |                |                    | Spe  | cial Revenue        | i .           |                                  |                 |               |       |                      |
|--|------|---|----------------|--------------------|------|---------------------|---------------|----------------------------------|-----------------|---------------|-------|----------------------|
| Tax Increment<br>Financing<br>District 1 |      | Ex Increment<br>Financing<br>District 2 | -              | Post TIF<br>Escrow | (    | Central TIF         |               | Insurance<br>Financing           | 2 <del>24</del> | Recycling     | 10000 | Public<br>Television |
| \$ -                                     | \$   | 1,428,660                               | \$             | 217,328            | \$   | 345,591             | \$            | 2,354,138                        | \$              | 754,623       | \$    | 167,446              |
| <u>.</u>                                 |      | 672,131                                 |                | -                  |      | 2,991               |               | -                                |                 | 81,916        |       | -                    |
| -  | _    | 50,000                                  | 9 <del>1</del> |                    | _    |                     | W <del></del> |                                  | _               |               |       |                      |
| \$                                       | \$   | 2,150,791                               | \$             | 217,328            | \$   | 348,582             | \$            | 2,354,138                        | \$              | 836,539       | \$    | 167,446              |
| \$ -                                     | \$   | 5                                       | \$             | v <del>a</del> si  | \$   | 125,463             | \$            | 78                               | \$              | 62,618        | \$    | 2                    |
| -  |      | 942                                     |                | -                  |      | 2 <b>=</b> 2<br>√5, |               |                                  |                 | 6,071         |       | 2,142<br>-           |
|  | _    | 942                                     | _              |                    | S    | 125,463             | 8             |                                  | 2011            | 500<br>69,189 | -     | 2,142                |
|  | 1922 | 520,159<br>-                            | ALC: NO.       |                    | 70-1 | 2,661               | V 2000 L      | (A                               |                 | 5             |       |                      |
|  | 16   | 520,159                                 | 1              |                    | :    | 2,661               | 19            |                                  | 5011            |               | -     |                      |
| 2  |      | 1,629,690                               |                | 217,328            |      | 220,458             |               | )=                               |                 |               |       | -                    |
| -  |      | -                                       |                | -                  |      | -                   |               | -                                |                 | 767,350       |       | -                    |
| <u>.</u>                                 |      | į                                       |                |                    |      | •                   |               | 2 <del>4</del> 0<br>2 <u>4</u> 7 |                 | -             |       | -                    |
| -  |      | ÷                                       |                | -                  |      | -                   |               |                                  |                 | =             |       | -                    |
| 2  |      | ≈<br>≅                                  |                | ; <del>+</del> 0   |      | (**)                |               | 2,354,138                        |                 |               |       | 405.004              |
| 5  |      |   |                | -                  |      | -                   |               | -                                |                 | -             |       | 165,304<br>-         |
|  | _    | 1,629,690                               | 2              | 217,328            |      | 220,458             |               | 2,354,138                        |                 | 767,350       |       | 165,304              |
| \$ -                                     | \$   | 2,150,791                               | \$             | 217,328            | \$   | 348,582             | \$            | 2,354,138                        | \$              | 836,539       | \$    | 167,446              |

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

Special Revenue Community Special HOME Development Community Community Social **Block Grant** Development Development Services **REVENUES** \$ \$ \$ \$ Property taxes Other taxes 498,083 385,507 453.082 Intergovernmental 290 8,182 114,323 Licenses, fines, and service charges (69)392 Investment income 14,095 Miscellaneous 385,797 506,265 581,892 (69)**Total Revenues EXPENDITURES** Current 70,000 General government Public safety Highways and streets 449,879 153,665 773,199 Urban redevelopment and housing Capital Outlay **Debt Service** Principal Interest and fiscal charges 153,665 70,000 773,199 449,879 Total Expenditures Excess (deficiency) of revenues over 232,132 56,386 (191,307)expenditures (70,069)OTHER FINANCING SOURCES (USES) 65,000 327,591 Transfers in (218, 208)(88,661)Transfers out (218, 208)(88,661)65,000 327,591 Total Other Financing Sources (Uses) (32, 275)13,924 (5,069)136,284 Net Change in Fund Balances FUND BALANCES (DEFICIT) - Beginning of 13,217 (12,227)36,109 (34.707)Year **FUND BALANCES (DEFICIT) - END OF** (19,058)1,697 31,040 101,577 YEAR

|    |  |                                       |  |    |   | Spe                    | cial Revenue                                | <u> </u>       |                                     |    |  |    |                               |
|----|--|---------------------------------------|--|----|---|------------------------|---|----------------|-------------------------------------|----|--|----|-------------------------------|
| F  | Increment inancing District 1                |                                       | ax Increment<br>Financing<br>District 2              |    | Post TIF<br>Escrow                            | _ <u>C</u>             | entral TIF                                  |                | Insurance<br>Financing              | 1  | Recycling                              | _  | Public<br>Television          |
| \$ | 240,661<br>-<br>-<br>(4,720)<br>-<br>235,941 | \$                                    | 1,353,487<br>-<br>-<br>(4,728)<br>1,055<br>1,349,814 | \$ | 30,770<br>-<br>-<br>-<br>-<br>7,118<br>37,888 | \$                     | 2,168<br>-<br>-<br>5,965<br>-<br>-<br>8,133 | \$             | 3,850<br>3,850                      | \$ | 1,339,994<br>(2,245)<br>-<br>1,337,749 | \$ | 152,526<br>83<br>152,609      |
|    | 91,386                                       |                                       | 382,150<br>(3,134)                                   |    | -<br>-<br>-<br>284,287<br>-                   |                        | 533,512<br>137,443                          |                |                                     |    | 1,486,244<br>6,777                     |    | 149,002<br>-<br>-<br>-<br>739 |
|    | 91,386                                       | · · · · · · · · · · · · · · · · · · · | 855,000<br>76,005<br>1,310,021                       | _  | 284,287                                       |                        | 670,955                                     | ( <del>-</del> |                                     |    | 1,493,021                              | _  | -<br>-<br>149,741             |
| ·  | 144,555                                      |                                       | 39,793   | _  | (246,399)                                     | t <del>la co</del>     | (662,822)                                   | ·-             | 3,850                               |    | (155,272)                              |    | 2,868                         |
| 7  | (681,112)<br>(681,112)<br>(536,557)          | _                                     | 181,779<br>(912,755)<br>(730,976)<br>(691,183)       | ·  | 499,333<br>(35,606)<br>463,727<br>217,328     | 2 <del></del>          | 883,280<br>                                 | % <del></del>  | (380,000)<br>(380,000)<br>(376,150) |    | (108,981)<br>(108,981)<br>(264,253)    |    | 138,000<br>                   |
| 1  | 536,557                                      | -                                     | 2,320,873  | 2  |   | (1 <del>-21-71-1</del> |   |                | 2,730,288                           | _  | 1,031,603                              | _  | 24,436                        |
| \$ |  | \$                                    | 1,629,690  | \$ | 217,328                                       | \$                     | 220,458                                     | \$             | 2,354,138                           | \$ | 767,350                                | \$ | 165,304                       |



#### INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

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

Baker Tilly Virchaw Franse, LLP

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.

Oak Brook, Illinois December 20, 2017



#### FY 2017 ANNUAL TAX INCREMENT FINANCE REPORT

Name of Municipality: City of Urbana



2017

Reporting Fiscal Year:

| County:                             | Champaign  | Fiscal Year                             | Fiscal Year End:  |            |                 |  |  |  |
|-------------------------------------|--|---|-------------------|------------|-----------------|--|--|--|
| Unit Code:                          | 10/120/30  |   |                   |            |                 |  |  |  |
|                                     |  | strator Contact In                      | ormation          |            |                 |  |  |  |
| First Name:                         | The state of the s | Last Name:                              | Boys              |            |                 |  |  |  |
| Address:                            | 400 S Vine St  | Title:                                  | Economic Developr | ment Manag | jer             |  |  |  |
| E-mail-                             | (217) 328-8270   | City:                                   | Urbana            | Zip:       | IL              |  |  |  |
| required                            | bsboys@urbanaillinois.us   |   |                   |            |                 |  |  |  |
| in the City/\(\rangle\) is complete | re best of my knowledge, that this FY 201  /illage of: Urbana and accurate pursuant to Tax Increment obs Recovery Law [65 ILCS 5/11-74.6-10  | Allocation Redevel                      |                   |            | 3 et. seq.] and |  |  |  |
| Written sign                        | nature of TIF Administrator  |   | 12/14/20          | 17_        |                 |  |  |  |
| Section 1 (                         | 65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS  | 6 5/11-74.6-22 (d) (                    |                   |            |                 |  |  |  |
| Na                                  | ame of Redevelopment Project Area  | 100000000000000000000000000000000000000 | te Designated     | Da         | te Terminated   |  |  |  |
| TIF District Fo                     |  | 12/19/2001                              | <b>3</b>          | 12/31/     |                 |  |  |  |
|                                     |  |   |                   | 12/02/     |                 |  |  |  |
|                                     |  |   |                   |            |                 |  |  |  |
|                                     |  |   |                   |            |                 |  |  |  |
|                                     |  |   |                   |            |                 |  |  |  |
|                                     |  |   |                   |            |                 |  |  |  |
|                                     |  |   |                   |            |                 |  |  |  |
|                                     |  |   |                   |            |                 |  |  |  |
|                                     |  |   |                   |            |                 |  |  |  |
|                                     |  |   |                   |            |                 |  |  |  |
|                                     |  |   |                   |            |                 |  |  |  |
|                                     |  |   |                   |            |                 |  |  |  |
|                                     |  |   |                   |            |                 |  |  |  |
|                                     |  |   |                   |            |                 |  |  |  |
|                                     |  |   |                   |            |                 |  |  |  |

<sup>\*</sup>All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

## SECTION 2 [Sections 2 through 5 must be completed for <u>each</u> redevelopment project area listed in Section 1.] FY 2017

| Name of Redevelopment Project Area (belo | ow):  |
|--|---|
|  | 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
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  | Marie Carlo |        |
| Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)]  Please enclose the CEO Certification labeled Attachment B  |             | ×      |
| Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]   | Was Shired  |        |
| 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)]   |             | х      |
| If yes, please enclose the Activities Statement labeled Attachment D   |             |        |
| Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)]   |             | ×      |
| If yes, please enclose the Agreement(s) labeled Attachment E   |             |        |
| Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)]   |             | v      |
| f yes, please enclose the Additional Information labeled Attachment F  |             | ×      |
| Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving   |             |        |
| payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)]   | x           |        |
| If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G  |             |        |
| Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)]  | x           |        |
| f yes, please enclose the Joint Review Board Report labeled Attachment H   |             |        |
| Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and  |             |        |
| 5/11-74.6-22 (d) (8) (A)] f yes, please enclose any Official Statement labeled Attachment I and Attachment J <u>MUST</u> be Yes  | ×           |        |
| An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service  |             |        |
| ncluding required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)]   | ×           |        |
| f attachment I is yes, Analysis MUST be attached and labeled Attachment J  |             |        |
| Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and  |             |        |
| 5/11-74.6-22 (d) (2)   |             | x      |
| f yes, please enclose Audited financial statements of the special tax allocation fund  |             | ^      |
| abeled Attachment K  |             |        |
| Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax   |             |        |
| flocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)]   |             | x      |
| f 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   |             | 67.991 |
| 22 - A BANKEY - WAS A STATE OF THE STATE OF SECONDARY SE |             |        |
| 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]]  |             | x      |
| yes, please enclose list only, not actual agreements labeled Attachment M  |             |        |

## 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:                                    | Re | 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*  * If there is a positive fund balance at the end of the reporting period, yet | \$ 2,082,484 ou must complete Section 3.3 |

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

| PAGE 1   |             |                       |
|--|-------------|-----------------------|
| Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10   | Amounts     | Reporting Fiscal Year |
| Cost of studies, surveys, development of plans, and specifications. Implementation and administration f the redevelopment plan, staff and professional service cost. |             |                       |
| Personnel Services   | 132,280     |                       |
| Legal/Marketing/Promotion  | 3,306       |                       |
| Logaritationing  |             |                       |
|  |             |                       |
| T T  |             |                       |
|  |             | \$ 135,586            |
| . Annual administrative cost.  |             |                       |
|  |             |                       |
|  |             |                       |
|  |             |                       |
|  |             | \$                    |
| . Cost of marketing sites.   |             |                       |
|  |             |                       |
|  |             |                       |
|  |             |                       |
|  |             | \$                    |
| Property assembly cost and site preparation costs.   |             |                       |
| O'Brien incentives   | 95,033      |                       |
| Creative Thermal incentives  | 85,129      |                       |
| Soccer Planet incentives   | 75,244      |                       |
|  |             |                       |
|  |             |                       |
| 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or   |             | \$ 255,40             |
| private building, leasehold improvements, and fixtures within a redevelopment project area.  |             |                       |
|  |             |                       |
|  |             |                       |
|  |             |                       |
|  |             | \$                    |
| 5. Costs of construction.  | <b>以中国的</b> |                       |
| Urbana Park District Projects  | 111,230     |                       |
| Airport Road West Reconstruction   | 647,140     |                       |
|  |             |                       |
|  |             |                       |
|  |             | \$ 758,37             |

| SECTION 3.2 A  |  |  |
|--|--|--|
| PAGE 2   |  |  |
| 7. Costs of eliminating or removing contaminants and other impediments.  |  |  |
|  |  |  |
|  |  | and the second s |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  | \$ -   |
| 8. Cost of job training and retraining projects.   |  |  |
| Vocational payments to the School District   | 90,609   |  |
| Todalista pajinone la ne canada  |  |  |
|  |  | the priors of his well   |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  | \$ 90,609  |
| 9. Financing costs.  |  |  |
| 9. Financing costs.  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  | PARTY TO THE PROPERTY OF THE PROPERTY OF   |
|  |  |  |
|  |  |  |
|  |  | \$ -   |
|  | SERVICE COMPANY OF   |  |
| 10. Capital costs.   |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  | \$ -   |
| THE COLUMN TO TH | The second secon | 3  |
| 11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing  |  |  |
| projects.  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  | s -  |
| TIE excisted bouring projects  |  | District Complete States Active  |
| 12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.   |  |  |
|  |  | Mark State of Control of Control   |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  | \$ -   |
|  |  | •  |

| SECTION 3.2 A<br>PAGE 3  |  |  |
|--|--|--|
| PAGE 3   |  |  |
| 13. Relocation costs.  |  | LSV ELDSEL   |
|  |  | HIN-LEDIUS   |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  | \$   |  |
| 14. Payments in lieu of taxes.   |  |  |
|  |  | S. S. Land   |
|  |  |  |
|  | and the same   |  |
|  |  |  |
|  |  | THE PERSON   |
|  | 4-17   |  |
|  |  |  |
|  | \$   |  |
| 15. Costs of job training, retraining, advanced vocational or career education.  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  | The state of the s |
|  |  |  |
|  |  | TATT - S   |
|  |  |  |
|  | \$   |  |
| 16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project. |  |  |
| redevelopment project.   |  |  |
|  | DESCRIPTION  |  |
|  |  |  |
|  | i i i i i i i i i i i i i i i i i i i  |  |
|  | All this last the  |  |
|  | Silver Many  |  |
|  | W  |  |
|  |  |  |
|  | \$   |  |
| 17. Cost of day care services.   |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  | 2012/01/01/01  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  | \$   |  |
| 18. Other.   | STATE OF THE PARTY |  |
|  |  |  |
|  | Fig. 11 . Vary   |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  | A COLUMN   |  |
|  |  |  |
|  | \$   | -  |
|  | 100  |  |
| TOTAL ITEMIZED EXPENDITURES  | \$   | 1,239,971  |
| TOTAL TENIZED EXPENDITORES   | -  |  |

FY 2017 TIF NAME:

TIF District Four

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

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

| Name                           | Service                     | Amount |            |  |
|--------------------------------|-----------------------------|--------|------------|--|
| Central Illinois Soccer        | Redevelopment Incentives    | \$     | 75,244.00  |  |
| Farnsworth Group, Inc.         | Construction cost           | \$     | 67,141.00  |  |
| Feutz Contractors, Inc.        | Construction cost           | \$     | 484,703.00 |  |
| Frasca International, Inc.     | Easement acquisition        | \$     | 37,300.00  |  |
| Interchange Properties         | Redevelopment Incentives    | \$     | 47,255.00  |  |
| O'Brien Automotive Team        | Redevelopment Incentives    | \$     | 47,778.00  |  |
| Prairie State Development, LLC | ROW acquisition             | \$     | 11,400.00  |  |
| Hrnjak Predrag                 | Redevelopment Incentives    | \$     | 85,129.00  |  |
| Urbana Park District           | Public works & improvements | \$     | 111,230.00 |  |
|                                |                             |        |            |  |
|                                |                             |        |            |  |
|                                |                             | -      |            |  |
|                                |                             |        |            |  |
|                                |                             |        | 4          |  |
|                                |                             |        |            |  |
|                                |                             |        |            |  |
|                                |                             |        |            |  |
|                                |                             |        |            |  |
|                                |                             |        |            |  |

## 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<br>TIF NAME:   | TIF District Four |           |                |  |
|--|-------------------|-----------|----------------|--|
| FUND BALANCE BY SOURCE   |                   | \$        | 2,082,484      |  |
|  | Amount of Origina | П         |                |  |
|  | Issuance          |           | ınt Designated |  |
| 1. Description of Debt Obligations   | 1000000           | 0.0000000 |                |  |
| 1. Description of Deat Obligations   |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
| Total Amount Designated for Obligations  | \$                | -   \$    | -              |  |
| Total Allount Boolghatou for Conganone   |                   |           |                |  |
|  |                   |           |                |  |
| 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      |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   |           |                |  |
|  |                   | \$        | 2,319,769      |  |
| Total Amount Designated for Project Costs  |                   | L*        | -10.11.20      |  |
|  |                   |           |                |  |
| TOTAL AMOUNT DESIGNATED  |                   | \$        | 2,319,769      |  |
| TO THE PROPERTY OF THE PROPERT |                   |           |                |  |
| 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  | 19 (1996) - 19 - 10 (1997) - 10 (1996) - 1996) - 1996) - 1996 (1996) - 1 |
|--|--|
| TIF NAME:  | Tif District Four  |
| Provide a description of all property pure redevelopment project area. | chased by the municipality during the reporting fiscal year within the   |
|  | Check here if no property was acquired by the Municipality within the<br>Redevelopment Project Area.   |
| Property Acquired by the Municipality With                             | nin 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  |
| D  |  |
| Property (2):  | Distant of 4502 Aircrat Dood   |
| Street address:  | Right-of-way 1502 Airport Road   |
| Approximate size or description of property:                           | 450.00   |
| 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:

Ratio of Private/Public Investment

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 W                         | ithin the Redevelopment P    | roject Area.                                      | x                                      |
|--|------------------------------|---|--|
| 2. The Municipality <u>DID</u> undertake projects within the F complete 2a.) | Redevelopment Project Are    | ea. (If selecting this option,                    |  |
| 2a. The number of projects undertaken by the muni-                           | cipality within the Redevelo | opment Project Area:                              |  |
|  |                              |   |  |
| LIST the projects undertaken by  | the Municipality Within the  | Redevelopment Project Are<br>Estimated Investment | ea:<br>T                               |
| TOTAL:   | 11/1/99 to Date              | for Subsequent Fiscal<br>Year                     | Total Estimated to<br>Complete Project |
| Private Investment Undertaken (See Instructions)                             | \$ -                         | - \$  | \$ -                                   |
| Public Investment Undertaken   | \$ -                         | - \$ -  | \$ -                                   |
| Ratio of Private/Public Investment   | 0                            |   | 0                                      |
| Project 1*:  | *PROJECT NA                  | ME TO BE LISTED AFTER                             | PROJECT NUMBER                         |
| 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   |                              |   | 2                                      |
| 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   | 1908                         |   |  |
| 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   |                              |   |  |

#### PAGE 2 \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\*

| 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   |
| Trade of Final and Asia Mirosanom                | • |     |
| 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                     |   | 0   |
| Ratio of Private/Public Investment               | 0 | l U |
| Project 15*:                                     |   |     |
| Private Investment Undertaken (See Instructions) |   |     |
| Public Investment Undertaken                     |   |     |
| Ratio of Private/Public Investment               | 0 | 0   |

#### PAGE 3 \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\*

| Project 16*:   |   |   |
|--|---|---|
| Private Investment Undertaken (See Instructions)   | T | Ï |
| Public Investment Undertaken   |   |   |
| Ratio of Private/Public Investment   | 0 | 0 |
| ratio of Fivatori abilio investment  | 0 |   |
| Project 17*:   |   |   |
| Private Investment Undertaken (See Instructions)   |   |   |
| Public Investment Undertaken   |   |   |
| Ratio of Private/Public Investment   | 0 | 0 |
| Decide 49%   |   |   |
| 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 |
| 12 S SHOT  |   |   |
| 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 |
| Control of the Contro |   | 1 |
| 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  |

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area Year redevelopment Reporting Fiscal Year project area was EAV Base EAV designated

**TIF District Four** 

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

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

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

| Overlapping Taxing District | Surplus Distributed from redevelopment<br>project area to overlapping districts |  |  |  |  |
|-----------------------------|---|--|--|--|--|
|                             | \$  |  |  |  |  |
|                             | \$  |  |  |  |  |
|                             | \$  |  |  |  |  |
|                             | \$  |  |  |  |  |
|                             | \$  |  |  |  |  |
|                             | \$  |  |  |  |  |
|                             | \$  |  |  |  |  |
|                             | \$  |  |  |  |  |
|                             | \$  |  |  |  |  |
|                             | \$  |  |  |  |  |
|                             | \$  |  |  |  |  |
|                             | \$  |  |  |  |  |
|                             | \$  |  |  |  |  |

#### **SECTION 7**

TIF NAME:

Provide information about job creation and retention:

| Number of Jobs<br>Retained | Number of Jobs<br>Created | Description and Type (Temporary or Permanent) of Jobs | Total Salaries Paid |
|----------------------------|---------------------------|---|---------------------|
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |
|                            |                           |   | \$                  |

| SECTION 8 |      |      |    |    |     |             |  |
|-----------|------|------|----|----|-----|-------------|--|
|           | 2000 | 2082 | 20 | 23 | 200 | 1 2 2 2 2 2 |  |

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:

me WMarlin

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,

Diane W. Marlin

Mayor

December 22<sup>nd</sup>, 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:

- 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

Cut Burray

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    |

#### BALANCE SHEET GOVERNMENTAL FUNDS As of June 30, 2017

|                            | Vehicle and Equipment Replacement |            | Equipment | Tax Increment<br>Financing<br>District 4 |    | Special<br>Reserve |    |                   |
|----------------------------|-----------------------------------|------------|-----------|--|----|--------------------|----|-------------------|
| 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                     |                                   | 20         |           | -  |    |                    |    | ( <del>=</del> 7) |
| Due from other funds       |                                   | 380,824    |           | -  |    | ; <del>=</del> 35  |    | 150               |
| Prepaid items              | -                                 | 100,818    | _         |  |    |                    | 8  |                   |
| TOTAL ASSETS               | \$                                | 12,952,630 | \$        | 7,420,845                                | \$ | 3,025,287          | \$ | 5,349,441         |

| Capital<br>Improvement<br>and<br>Replacement |           | Motor Fuel<br>Tax |                    | Nonmajor<br>Governmental<br>Funds |           | Totals    |            |  |
|--|-----------|-------------------|--------------------|-----------------------------------|-----------|-----------|------------|--|
| \$   | 4,634,454 | \$                | 2,795,597          | \$                                | 6,265,288 | \$        | 34,746,041 |  |
|  | 123       |                   |                    |                                   | 675,122   |           | 3,150,168  |  |
|  | 74,695    |                   | -                  |                                   | 401,814   |           | 928,008    |  |
|  | 459,807   |                   | _                  |                                   | 50,000    |           | 569,271    |  |
|  | (a)       |                   |                    |                                   | _         |           | 44,058     |  |
|  | 649,112   |                   | 713,176            |                                   | 940       |           | 5,548,080  |  |
|  | -         |                   | v serionecov<br>es |                                   | 792,221   |           | 792,221    |  |
|  | -         |                   | ; <u>+</u> ::      |                                   | -         |           | 380,824    |  |
| -  |           |                   |                    |                                   |           | _         | 100,818    |  |
| \$   | 5,818,068 | \$                | 3,508,773          | \$                                | 8,184,445 | <u>\$</u> | 46,259,489 |  |

#### BALANCE SHEET GOVERNMENTAL FUNDS As of June 30, 2017

|   | General            | Vehicle and<br>Equipment<br>Replacement | Tax Increment<br>Financing<br>District 4 | Special<br>Reserve   |  |
|---|--------------------|---|--|----------------------|--|
| LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES               |                    |   |  |                      |  |
| Liabilities Accounts payable  | \$ 414,072         | \$ 49,264                               | \$ 552,656                               | \$ 13,101            |  |
| Claims payable Accrued salaries and taxes                                   | 209,344<br>382,039 | -                                       | 2,146                                    | 995                  |  |
| Due to other funds  | 426,821            |   | 8  | -                    |  |
| Unearned revenues  Total Liabilities  | 1,432,276          | 49,264                                  | 554,802                                  | 14,096               |  |
| Deferred Inflows of Resources   | 1,720,021          |   | 388,001                                  | _                    |  |
| Property taxes levied for future periods<br>Unavailable revenues for grants | 1,720,021          | _                                       | -  | <u> </u>             |  |
| Total Deferred Inflows of Resources   | 1,720,021          |   | 388,001                                  |                      |  |
| Fund Balances (Deficit) Nonspendable for prepaid items                      | 100,818            | -                                       | i <del>u</del> n                         | **                   |  |
| Restricted for urban housing and development                                | ~                  | <u>~</u>                                | 2,082,484                                | -                    |  |
| Restricted for capital projects   | =                  |   | -  | Mark<br>₩<br>12      |  |
| Restricted for public safety  | -                  |   | -  | 1 <u>2</u> 2         |  |
| Restricted for highways and streets   | =                  |   |  | ;=:                  |  |
| Committed for capital projects Assigned for public safety                   | 5                  | 7,371,581                               | -  | :=:                  |  |
| Assigned for urban housing and development                                  | 2                  | (40)                                    | -  | 72,664               |  |
| Assigned for social services  | <u>~</u>           | -                                       | <b>&gt;=</b>                             | -                    |  |
| Assigned for workers' compensation  | 4                  | 1-0                                     | 1.5                                      |                      |  |
| Assigned for public television  | -                  | -                                       | -  | -                    |  |
| Assigned for capital projects   | -                  | -                                       | 2  | 5,262,681            |  |
| Assigned for property tax reserve<br>Unassigned                             | 9,699,515          | -                                       | <u></u>                                  | <u></u>              |  |
| Total Fund Balances   | 9,800,333          | 7,371,581                               | 2,082,484                                | 5,335,345            |  |
| TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND                  | \$ 12,952,630      | \$ 7,420,84 <u>5</u>                    | \$ 3,025,287                             | \$ 5,349,44 <u>1</u> |  |
| BALANCES  | Ψ 12,002,000       | <u> </u>                                |  |                      |  |

| Capital<br>Improvement<br>and<br>Replacement |                                  | Motor Fuel<br>Tax             | G<br> | Nonmajor<br>Governmental<br>Funds                     |    | Totals   |  |
|--|----------------------------------|-------------------------------|-------|---|----|--|--|
| \$   | 217,374                          | \$ 107,063                    | \$    | 317,544   | \$ | 1,671,074  |  |
|  | -                                | ~                             |       | -<br>15 575   |    | 209,344  |  |
|  | -                                | · ·                           |       | 15,575<br>380,824                                     |    | 400,755  |  |
|  | 866,793                          | 567,480                       |       | 224,412   |    | 380,824<br>2,085,506   |  |
|  | 1,084,167                        | 674,543                       | -     | 938,355   | -  | 4,747,503  |  |
| 88   | 1,001,107                        |                               | -     | 000,000   |    | 4,747,000  |  |
|  | -                                | -                             |       | 522,820   |    | 2,630,842  |  |
| _  |                                  |                               | _     | 126,884   | _  | 126,884  |  |
| _  |                                  |                               | _     | 649,704   | _  | 2,757,726  |  |
|  | -<br>504,494<br>-<br>-<br>-<br>- | -<br>2,834,230<br>-<br>-<br>- |       | 2,069,173<br>73,135<br>767,350<br>1,045,459<br>35,906 |    | 100,818<br>4,151,657<br>3,338,724<br>73,135<br>767,350<br>1,045,459<br>7,407,487 |  |
|  | -                                | _                             |       | 101,577   |    | 174,241  |  |
|  | -                                | -                             |       | 31,040  |    | 31,040   |  |
|  | 5                                | =                             |       | 2,354,138   |    | 2,354,138  |  |
|  |                                  | 5                             |       | 165,304   |    | 165,304  |  |
|  | 4,229,407                        | ₩.                            |       | -   |    | 4,229,407  |  |
|  | 7 <b>2</b> (                     | ~                             |       | 44 (  |    | 5,262,681  |  |
| _  | 4 700 004                        |                               | -     | (46,696)  |    | 9,652,819  |  |
| -  | 4,733,901                        | 2,834,230                     | -     | 6,596,386   |    | 38,754,260   |  |
| \$   | 5,818,068                        | \$ 3,508,773                  | \$    | 8,184,445   | \$ | 46,259,489   |  |
|  |                                  |                               |       |   |    |  |  |

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



#### INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

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

Baker Tilly Virchaw Krause, LLP

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.

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