



City of Urbana Tax Increment Finance Joint Review Board

AGENDA

Date: Thursday, January 23, 2019
Time: 2:00 pm
Location: Urbana Executive Conference Room, Urbana City Building, 2nd Floor
400 S Vine Street, Urbana, Illinois 61801

1. CALL TO ORDER
2. INTRODUCTION OF JRB MEMBERS
3. SELECTION OF PUBLIC MEMBER BY MAJORITY VOTE
4. SELECTION OF CHAIRPERSON BY MAJORITY VOTE
5. REVIEW OF MINUTES
6. PUBLIC COMMENT
7. OVERVIEW OF TIF ACTIVITIES AND PROJECTS
 - A. TIF DISTRICT TWO
 - BUSINESS ASSISTANCE
 - ACTIVITIES
 - Infrastructure Projects
 - Other Activities
 - NEW & UPCOMING PROJECTS
 - B. TIF DISTRICT FOUR

- BUSINESS ASSISTANCE

- ACTIVITIES
 - Infrastructure Projects
 - Other Activities

- NEW & UPCOMING PROJECTS

C. CENTRAL TIF

- BUSINESS ASSISTANCE

- ACTIVITIES
 - Infrastructure Projects
 - Other Activities

- NEW & UPCOMING PROJECTS

D. TIF DISTRICT ONE

- CLOSURE UPDATE

9. COMMENTS & QUESTIONS

10. ADJOURNMENT

Persons with disabilities needing services or accommodations for this hearing should contact the Community Development Services Department at 217-384-2444 or the City of Urbana's Americans with Disabilities Act Coordinator at 217-384-2466 or TDY at 217-384-2360.

Minutes of Annual Meeting

TAX INCREMENT FINANCE JOINT REVIEW BOARD

Date: January 15, 2019

Time: 1:04 p.m.

Place: Executive Conference Room
Urbana City Building
400 S. Vine St.
Urbana, IL 61801

MEMBERS PRESENT: Hon. Diane Wolfe Marlin, Mayor, City of Urbana
Carol Baker, Chief Financial Officer, Urbana School District #116
Tim Bartlett, Executive Director, Urbana Park District
Darlene Kloeppe, County Executive, Champaign County
Michelle Wright, Finance Director, CUMTD
William Harris, Director of Valuation, Cunningham Township

STAFF PRESENT: Brandon Boys, Economic Development Manager
Elizabeth Horwitz, Economic Development Coordinator
William Kolschowsky, Economic Development Specialist
Carol Mitten, City Administrator
Jing Lin, City Accountant
Sukiya J. Reid, Recording Secretary
John Schneider, Community Development Services Director

OTHERS PRESENT: John Dimit, School Board President, Urbana School District #116
Kathy Larson, CCRPC, Economic Development Specialist
Tanmay Rajput, Cunningham Township Assessors Office

I. CALL TO ORDER

Mayor Marlin called the meeting to order at 1:04p.m., and a quorum of the Joint Review Board members was declared to be present.

II. INTRODUCTION OF JRB MEMBERS

The members of the Tax Increment Finance Joint Review Board and City staff introduced themselves individually.

III. SELECTION OF PUBLIC MEMBER BY MAJORITY VOTE

Mayor Marlin asked for a nomination for a public member. Mr. Bartlett nominated and moved to approve Ms. Wright for public member. Ms. Kloeppel seconded the motion. The selection was approved by unanimous voice vote.

IV. SELECTION OF CHAIRPERSON BY MAJORITY VOTE

Mayor Marlin asked for a nomination for a chairperson of the Board. Mr. Bartlett nominated and moved to approve Mayor Marlin for chairperson of the Board. Mayor Marlin seconded the motion. The selection was approved by unanimous voice vote.

V. REVIEW OF MINUTES

The minutes of the December 14, 2017 meeting were reviewed by the Board. Ms. Kloeppel moved to accept the minutes. Mr. Bartlett seconded the motion. All Board members present were in favor of approval, and the minutes were unanimously approved.

VI. PUBLIC COMMENT

There was none.

VII. TIF REFORM UPDATE – Updates on Legislation

Ms. Horwitz reported that there are no new updates.

VIII. PRESENTATION AND OVERVIEW OF TIF ACTIVITIES – TIFs 1 through 4

Ms. Horwitz summarized the activities and expenditures for the City of Urbana's four Tax Increment Finance (TIF) districts for Fiscal Year 2017-2018 as per the memo presented at the meeting.

Regarding TIF 1:

The fund balance at the beginning of the reporting period was \$217,328. The fund balance at the end of the reporting period was \$79,777. Following her overview of the assistance programs and financial status of TIF 1, Ms. Horwitz briefly highlighted projects both ongoing and completed within the same.

Regarding TIF 2:

The fund balance at the beginning of the reporting period was \$1,629,690. The fund balance at the end of the reporting period was \$1,605,922. Following her overview of the assistance programs and financial status of TIF 2, Ms. Horwitz briefly highlighted projects both ongoing and completed within the same.

Regarding TIF 4:

The fund balance at the beginning of the reporting period was \$2,082,484. The fund balance at the end of the reporting period was \$1,903,382. Following her overview of the assistance programs and financial status of TIF 4, Ms. Horwitz briefly highlighted projects both ongoing and completed within the same.

IX. CENTRAL TIF DISTRICT

The fund balance at the beginning of the reporting period was \$220,458. The fund balance at the end of the reporting period was \$3,184. Following her overview of the assistance programs and financial status of the Central TIF District, Ms. Horwitz briefly highlighted projects both ongoing and completed within the same

Mr. Boys, Economic Development Manager then gave an overview of larger TIF projects throughout the city.

X. COMMENTS & QUESTIONS

Staff answered questions regarding TIF projects in Fiscal Year 2017-2018.

XI. ADJOURNMENT

The meeting was adjourned at 1:43 p.m. by Mayor Marlin.

Respectfully submitted,

Brandon Boys, TIF Administrator



TO: TIF Joint Review Board Members

FROM: Brandon S. Boys, AICP, Economic Development Manager
Stepheny McMahon, Economic Development Coordinator

DATE: January 21, 2020

RE: **Summary of Activities in All TIF Districts for Fiscal Year 2019**

The following is a summary of the projects and activities that took place in the TIF districts during Fiscal Year 2019, covering the period of July 1, 2018 through June 30, 2019

TIF District Two

Expires December 31, 2022

Beginning Balance:	\$1,605,922
Revenues FY2019:	\$1,326,445
Expenditures FY2019:	\$1,504,866
End Balance:	\$1,427,501

Business Assistance

Patel Law (108 W University Ave)

In August 2009, the City of Urbana was approached by Baku Patel, a partner at the law firm of Doyle, Lehman & Patel, regarding interest in constructing a professional office building for their firm at 108 W University Ave. The property was formerly vacant and prior to that was a Collins Gas Station. The project was completed in FY2011. The City made the 9th payment to Patel Property in FY2019, at a total of \$6,369, three payments remain.

Five Points Northwest (Gateway Shoppes)

In February 2005, the City of Urbana entered into a Redevelopment Agreement with Five Points Realty, LLC for the redevelopment of the property at the northwest corner of Cunningham and University Avenues, now known as the Gateway Shoppes. During the first phase of the project, the developer constructed a 15,000 square foot shopping center and facilitated the development of four outlots now occupied by Jimmy John's/Pancheros, the University of Illinois Community Credit Union, Panda Express, and Wendy's. The shell of the 15,000 square feet retail building has been completed with 18 units. As of January 2020, only one retail

space remained available to lease. The City will continue to make property tax rebate payments to Gateway Shoppes until the closing of TIF Two in 2022. A total of \$143,466 was paid to Five Points West in FY2019.

During FY2019, \$3,000 in business development and opening grants were awarded to Gopher Mafia Games, located at 110 E. University, one of the new tenants at Gateway Shoppes.

Domino's Pizza (407 E. University)

Domino's Pizza relocated from Cunningham Avenue to 407 E. University in February of 2019 into a newly constructed commercial building. An additional commercial tenant space was also constructed, which remained vacant as of January 2020.

OSF Urgo (520 N. Cunningham Ave.)

OSF Healthcare completed a \$1MM new construction project opening OSF Urgo, an urgent care clinic, at 520 N Cunningham Avenue north of Walgreens. The center will be open 365 days a year from 8:00 am to 8:00 pm and will treat walk-in patients or those with an appointment. The center offers services typical of other convenient-care facilities but also has on-site x-ray and lab services.

Infrastructure Projects

TIF Two made its annual payment of \$931,409 in debt service for the Boneyard Creek project and street improvements to Broadway Avenue and Race Street. Boneyard Creek Crossing was officially opened to the public in 2015. Since then, this new public space along the Boneyard Creek and has helped to promote investments in four of the adjacent commercial properties: a new outdoor seating deck at Silvercreek restaurant, a redevelopment resulting in the Broadway Food Hall restaurant and venue, and two projects to the west: 25 O'Clock Brewery at 208 W. Griggs Street and the newly expanded Best of Africa grocery store at 303 W Griggs Steet. Payments on the the debt service for the adjacent public improvements will continue through the end of the life of TIF Two.

Other Activities

The City expended \$21,996 in support of legal, marketing, public arts, the Urbana Business Association, and events in the Downtown, to support the businesses and properties of TIF Two. These projects and events included the Urbana Sweetcorn Festival and Urbana Celebrates the Boneyard at Boneyard Creek Crossing as part of the Boneyard Arts Festival. An additional \$143,798 was expended on personnel services for TIF administration and projects. A total of \$222,737 was transferred from TIF Two to the Central TIF.

TIF District Four

Expires December 31, 2025

Beginning Balance:	\$ 1,903,381
Revenues FY2019:	\$ 1,076,216
Expenditures FY2019:	\$ 733,322
End Balance:	\$ 2,246,275

Business Assistance*Soccer Planet (2310 N Willow Rd)*

In FY2011, the City of Urbana executed an agreement with Central Illinois Soccer Enterprises, LLC to construct an indoor soccer facility at 2400 North Willow Road. Construction of the building was completed in FY2012 and the City has made six payments to date. A total of \$43,524 was issued to Soccer Planet in FY2019. Payments will complete in FY2022. In FY2018 Mark Sikora, Achim Von Bodman, and Mike Burrus purchased Soccer Planet and an Assignment and Assumption of the Redevelopment Agreement was completed.

Creative Thermal Solutions (2209 County Rd 1400 E)

In September 2010, the City entered into a redevelopment agreement with Creative Thermal Solutions (CTS) to construct a research park of up to five new buildings at 506 E Anthony Drive. CTS is an air conditioning and refrigeration research and development company with commercial, industrial, and public sector clients. Five buildings have been constructed to date, satisfying the developer's obligations under the agreement. The City made \$83,708 in payments to Creative Thermal Solutions in FY2019, two years of payments remain.

Napleton Automotive Group (1111 Napleton Dr)

The City of Urbana executed a redevelopment agreement and two Amendments with Interchange Properties, LLC, which operated the O'Brien Auto Park in FYs 2001-2006. In FY2015, Ed Napleton Automotive Group and the related company EFN Urbana Properties, LLC purchased the business property and received an assignment of the development agreement. The annual incentive payments made under the agreement continue to be made by the City to Interchange Properties, LLC under the conditions of the sale and the assignment. In FY2019 Interchange Properties was issued \$97,503 in incentives. Two full years plus 50% of the final year's payment remain to be paid.

Infrastructure Projects

In 2016, TIF Four supported the construction of a multi-use path for pedestrians and bicyclists on North Cunningham Avenue between Perkins Road and Kenyon Road. In 2018, the City partnered with the Illinois Department of Transportation to resurface Cunningham Avenue from Kenyon Road to Napleton Way, upgrade all sidewalk ramps to meet ADA requirements, and install a new 10' wide shared-use path along the east side of Cunningham Avenue—creating a pedestrian infrastructure connection under I-74 where none existed before. In FY2019, TIF Four expended \$91,596 to cover the City's share of the total \$800,000 pedestrian

infrastructure portion of the project. This succession of projects has resulted in a continuous 4,600 foot, shared-use path running from Perkins Rd through Napleton Way connecting neighborhoods and businesses with pedestrian and bicycling infrastructure for the first time since the construction of the I-74 interchange.

In FY2019, a final payment of \$62,563 was expended for the reconstruction of Airport Road West which has been fully completed. Additionally, \$111,487 was reimbursed to the Urbana Park District for park improvements falling under the intergovernmental agreement.

Other Activities

The City expended \$1,289 in legal, marketing, and promotion services in marketing of sites. An additional \$140,089 was expended on personnel services for TIF administration and projects.

A total of \$101,564 was paid to the School District from TIF Four towards vocational technology education programming under the guidelines of the Redevelopment Area.

New and Upcoming Projects

JX Enterprises (2408 Cunningham Ave.)

JX Enterprises is constructing a new \$3MM service center at 2408 Cunningham Avenue, the former site of the Hanford Inn, with plans to provide heavy duty truck sales, service and parts to an expanded customer base. The space will feature 12 service bays, a small warehouse with mezzanine and a retail showroom for area trucking, warehouse, and agriculture customers. JX Truck Center has applied for and expects to receive a \$25,000 TIF Redevelopment Incentive Grant upon completion of the project.

The JX Truck Center culminates an over five-year long effort to see the site of the former Hanford Inn redeveloped. In November 2014, the City of Urbana executed an agreement with Kelly Dillard of Dig It of Champaign, Inc. to acquire, demolish, and redevelop the site of the former Hanford Inn, a hotel which was condemned by the City of Urbana in 2010 after attempts to work with the property owner to bring the building into compliance with life safety codes were not successful. From 2014-2016, the City reimbursed Dig It \$437,256 for site remediation and demolition of the Hanford Inn. Dig It also acquired an adjacent property in order to better market the site; the JX Truck Center now occupies the full seven acres of these combined parcels.

El Progresso is in process of constructing a new building at a project cost of \$500,000. The property at 1302 N. Cunningham will house an ethnic grocery store, carniceria and bakery.

Central TIF District

Expires December 31, 2040

Beginning Balance:	\$ 3,185
Revenues FY2019:	\$ 303,476
Expenditures FY2019:	\$ 246,329
End Balance:	\$ 60,332

Business Assistance

During FY2019, \$93,000 in redevelopment incentives were awarded to qualifying businesses and property owners in the Central TIF.

Downtown Urbana continues to grow as an arts and entertainment destination.

Several businesses located within the Independent Media Center received \$3,000 in business development and opening grants including IMC Media Arts, Steel Spinnin Records, Dorian Apparel Studio (Fashion Victim), Head Above Water, and Axiom Jewelry.

Businesses located within Lincoln Square received business grants as follows: Miranda's Loom \$3,000; Capoeira Angola Center IL \$3,000; The Idea Store \$3,000; Stango Cuisine \$2,000; and, Defy Grafity \$2,000.

SIPYARD, a unique gathering space with drinks and entertainment at 204 W Main Street, received a \$1,000 business opening grant.

Several skilled art studios received grants including \$3,000 to Adventure Hart Photography, \$1,000 to the Urbana Dance Company, and \$2,000 to Protagonist Pizza Productions. CU Adventures in Time & Space, also opened a new, expanded location at 302 N Broadway Avenue receiving \$2,000.

New Main Street retail businesses Rick's Bakery Café and Enchantment Alley each received \$3,000.

MCDJ LLC (302 N. Broadway)

Mike Hosier (MCDJ LLC) received \$25,000 in Redevelopment Incentives for the renovation of 302 North Broadway Avenue, formerly known as the Gill building. The improvements made way for two new tenants. Habitat for Humanity occupied a portion of the space to process donations to the retail ReStore operation and also as a construction office for their new home builds in Champaign and Urbana. Several improvements were made to the space including new plumbing and HVAC, which was installed in the office and restroom. A new gas fired heater and garage door were installed along with a new roof on the entire structure. New energy efficient LED lights were added as the electric service was upgraded with new meters added for each tenant. These improvements by the landlord also supported CU Adventures in Time & Space at its new, expanded location in this building.

Fisbrace LLC (114 S. Race Street)

Matt Cho and Jonah Weisskopf, managers of Fisbrace LLC, received \$25,000 in redevelopment incentives toward their \$270,000 project at the 114 South Race Street property. The property had been damaged in a fire and left in disrepair. Further structural issues were discovered during the renovations. The project allowed for the long-anticipated reopening of the Sitara Indiana Restaurant.

Culver's Restaurant (201 W. University)

Culver's completed construction of a new \$1.25 million restaurant located at 201 West University Avenue at the southwest corner of its intersection with Race Street.

City Parking Lot 24

City staff were successful in renegotiating the City's lease agreement with Lincoln Square to clarify the City's right to redevelop the site and to provide alternatives for Lincoln Square tenant parking.

Brinshore Development, who previously developed both the Crystal View Townhomes and Highland Green properties in northern Urbana, approached the City in FY2018 with plans to redevelop City Parking Lot 24 (located south of Illinois Street and Lincoln Square Mall) into an arts-centered affordable housing project. Unfortunately, the project was not advanced after new information demonstrated that the project would not qualify for the level of Low Income Tax Credits originally contemplated.

The City is awaiting further information in its facility planning process prior to making a determination on any preferred development outcomes at Lot 24.

Urbana Landmark Hotel (210 S. Race Street)

The City entered into a redevelopment agreement with Marksons Affiliates, LLC in June of 2019 for the renovation of the Urbana Landmark Hotel into a Tapestry by Hilton branded hotel at a minimum construction cost of \$15MM. The project is also seeking historic tax credits and will retain the historic character of this federally listed property. A closing on the property is expected in early 2020. Upon successful completion of the project, the City would issue a general obligation bond to reimburse the developer \$5.5MM. Debt service on the bond would be paid with new tax revenues generated by the project including TIF property taxes, hotel/motel taxes, and sales taxes. The City reserves the ability to institute a new, boutique hotel/motel tax upon the operations of this property in order to ensure sufficient revenues to meet the bond's repayment schedule. The developer or any assignee under the agreement would be required to maintain the Hilton Tapestry brand for a period of ten years. The renovation would be expected to fully reactivate all areas of the hotel including the great hall, conference center and restaurant/bar.

200 S. Vine Town Homes (200 S. Vine Street)

The City assembled the entire 200 South Vine Street block for the purpose of redevelopment prior to the establishment of the Central TIF. The City issued a Request for Proposals in FY2018 and selected Green Street Realty for the redevelopment of the site. In FY2019, the City finalized a redevelopment agreement with Green Street Realty, which plans to construct a 42 unit townhome-style development on the site at an investment of

\$8MM in 2020. The property will include a mixture of two and three bedroom units, with some garages and ADA accessible adaptability available in some units. This project represents the first new residential construction in Downtown Urbana in 13 years.

Coben Building (136 W Main St)

In FY2016-17 the City executed an agreement with D&E Enterprises, LLC for the renovation of 136 Main Street. D&E Enterprises LLC purchased the property in July 2016 and plans to renovate the building into a first floor restaurant, with additional restaurant, office, or apartment space on the second story. Presently, work is proceeding on improvements to the fire suppression system, an elevator servicing all three floors of the building, and improvements to allow. In FY2019, the developer signed a lease for a new Japanese restaurant and currently continues to seek tenants for the building. The City has made no payments to date under the agreement.

Infrastructure Projects

A total of \$3,469 was spent on site prep for 200 South Vine and the mini park at Broadway Avenue & Water Street.

Other Activities

\$146,756 was spent out of the Central TIF for legal, marketing, public arts, the Urbana Business Association (UBA), and events in the Downtown including the first annual Downtown Get Down series. Funding for the UBA assisted with activities including the Sweetcorn Festival, the Market in the Square and other promotions of Downtown Urbana. An additional \$3,105 was spent on personnel services for TIF administration and projects.

New and Upcoming Projects

New businesses that located within Lincoln Square since the end of this reporting period on June 30, 2019, include Baldarotta's Restaurant, Yellow Canary Café Restaurant, and Stango Cuisine Restaurant Relocation & Expansion. [co][lab] has signed new leases with three new businesses including HexNest, Karma Trade, and Transcendence Broadcasting. Additionally, the downtown welcomed an expansion at Bohemia and the new Analog Wine Library.

Soul Care (507 S. Broadway)

Soul Care received \$3,000 in Business Development and Opening Grants and is also expected to receive Redvelopment Incentive Program (RIP) funds towards building renovations. Soul Care is an urban retreat center for spiritual wellness to help people incorporate spirituality into their everyday life by providing mindfully-designed experiences and sacred space to inspire meaningful connection with self, others, and the divine.

Fish Alley (133 W. Main Street)

Fish Alley located at 133 W Main has applied for RIP funding to renovate the building for street level retail space and upstairs living quarters. Betsy Hunter, the owner, would like to showcase products made locally to entice shoppers and experimented with a pop-up shop over the holidays called The Nifty Nook comprised of

20 artists who are now renting permanent space in the downtown.

NuMed (105 E. University Ave.)

NuMed received a license from the State of Illinois to sell recreational cannabis and opened on January 1st to a long line of patrons wanting to be among the first in the state to make a legal purchase. The City of Urbana had previously passed a 3% sales tax on cannabis sales. NuMed has been selling medical marijuana since it opened in 2016.

TIF District One

Dissolved October 6, 2016

Beginning Balance:	\$ 79,777
Revenues FY2019:	\$ 3,159
Expenditures FY2019:	\$ 0
End Balance:	\$ 82,936

Update on the Close-Out of TIF 1

The Stephens Building (218 W Main St)

In July 2014, the City executed an agreement with Stephens Building LLC for the renovation of 218 W Main St. The property had gone into foreclosure and was acquired at auction by Norman Baxley and David Borchers in May 2013. The Stephens Building stood vacant and largely unmaintained since 2003 while the previous owners had sought to raise funds for improvements. The project has resulted in four luxury apartments on the second floor as well as first-floor business tenants Wicked Rascal barber shop and Beau Visage Spa.

Staff anticipates the formal closeout of this agreement and this Post-TIF Fund within FY2020, wherein all remaining fund balance will be distributed to the taxing partners in accordance with the TIF Act.

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2019**

Name of Redevelopment Project Area (below):

TIF District Two

Primary Use of Redevelopment Project Area*: Central Bus District

* 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

Please utilize the information below to properly label the Attachments.

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (labeled Attachment A).	x	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (labeled Attachment B).		x
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		x
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D).		x
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E).	x	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).		x
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	x	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).	x	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	x	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).	x	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).		x
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).		x
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).	x	

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))

Provide an analysis of the special tax allocation fund.

FY 2019

TIF District Two

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 1,605,922

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 1,290,936	\$ 22,671,634	54%
State Sales Tax Increment	\$ -	\$ 3,383,681	8%
Local Sales Tax Increment	\$ -	\$ 2,578,647	6%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 35,509	\$ 1,065,283	3%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ 10,682,674	25%
Transfers from Municipal Sources	\$ -	\$ 831,779	2%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ 1,014,208	2%

All Amount Deposited in Special Tax Allocation Fund \$ 1,326,445

Cumulative Total Revenues/Cash Receipts \$ 42,227,906 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 1,472,775

Transfers to Municipal Sources \$ 32,091

Distribution of Surplus

Total Expenditures/Disbursements \$ 1,504,866

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (178,421)

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 1,427,501

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

Previous Year Explanation:

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

FY 2019

TIF NAME:

TIF District Two

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

x

Check here if no property was acquired by the Municipality within the Redevelopment Project Area.

Property Acquired by the Municipality Within the Redevelopment Project Area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

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

FY 2019

TIF Name:

TIF District Two

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

Select ONE of the following by indicating an 'X':

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

2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	

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

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

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

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

Project 2*:

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

Project 3*:

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

Project 4*:

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

Project 5*:

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

Project 6*:

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

ATTACHMENT B

December 31, 2019

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, 2018 through June 30, 2019**

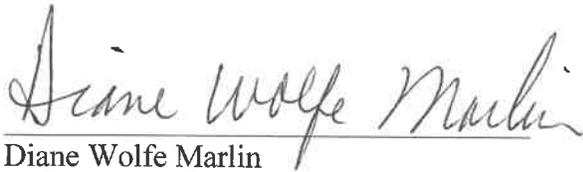
Dear Local Government Compliance Manager:

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, 2018 through June 30, 2019.

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 2018-19.

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

Sincerely,

A handwritten signature in cursive script that reads "Diane Wolfe Marlin". The signature is written in dark ink and is positioned above a horizontal line.

Diane Wolfe Marlin
Mayor, City of Urbana, Illinois

January 8, 2020

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, 2018 through June 30, 2019**

Dear Local Government Compliance Manager:

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

1. Annual Tax Increment Finance Report for Urbana Tax Increment Finance District Two, as prepared by Brandon Boys, Economic Development Manager for the City, and Elizabeth Hannan, Finance Director for the City, dated January 6, 2020.
2. Excerpts from the Comprehensive Annual Financial Report of the City for the year ended June 30, 2019, together with the letter from Baker Tilly Virchow Krause, LLP, an independent certified public accounting firm, for Fiscal Year July 1, 2018 through June 30, 2019, indicating compliance with the requirements of Section 11-74.4-3 of the Act.
3. A letter dated December 31, 2019 from Diane W. Marlin, Mayor, addressed to the Office of the Comptroller as addressed above regarding the certification by the Mayor as the Chief Executive Officer of the City, as required by Section 11-74.4-5 (d) (3) and 11-74.6-22 (d) (3) of the Act.

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

Sincerely,



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

Attachment D
Activities Statement

and

Attachment F
Additional Information

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

1. TIF 2 paid \$931,409 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.
2. TIF 2 paid \$144,197 in the form of personnel, marketing, promotion and legal services..
3. TIF 2 paid \$149,835 for Ivan Richardson and Baku Patel development incentives.
4. TIF 2 transferred a total of \$222,737 to the Central Redevelopment Project Area.
5. TIF 2 paid \$3,000 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.
6. TIF 2 paid the Urbana Business Association Marketing and Public Arts Activities: \$21,597

CITY OF URBANA

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - TIF #2 FUND
For the Year Ended June 30, 2019**

	Budgeted Amounts		Actual
	Original	Final	
REVENUES			
Property taxes	\$ 1,275,015	\$ 1,275,015	\$ 1,290,938
Investment income	15,000	19,000	35,509
Total Revenues	1,290,015	1,294,015	1,326,445
EXPENDITURES			
Urban Redevelopment and Housing			
Personnel services	111,607	111,607	110,989
Contractual services	313,897	306,397	175,588
Total urban redevelopment and housing	425,504	418,004	286,537
Debt Service			
Principal	880,000	880,000	880,000
Interest and fiscal charges	45,117	51,409	51,409
Total debt service	925,117	931,409	931,409
Total Expenditures	1,350,621	1,349,413	1,217,946
Excess (deficiency) of revenues over (under) expenditures	(60,606)	(55,398)	108,499
OTHER FINANCING USES			
Transfers out	(282,563)	(1,030,042)	(254,828)
Total Other Financing Uses	(282,563)	(1,030,042)	(254,828)
Net Change in Fund Balance	\$ (343,169)	\$ (1,085,440)	(146,329)
FUND BALANCE - Beginning of Year			1,605,922
FUND BALANCE - END OF YEAR			\$ 1,459,593



INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

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

We have audited the basic financial statements of the City of Urbana, as of and for the year ended June 30, 2019, and have issued our report thereon dated December 20, 2019. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

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

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

Baker Tilly Virchow Krause, LLP

Oak Brook, Illinois
December 20, 2019

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2019**

Name of Redevelopment Project Area (below):

TIF 4

Primary Use of Redevelopment Project Area*: Central Bus Dist

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types:

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):
Tax Increment Allocation Redevelopment Act
Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (labeled Attachment A).	x	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (labeled Attachment B).		x
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		x
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D).		x
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E).	x	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).		x
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	x	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).	x	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	x	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).	x	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).		x
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).		x
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).		x

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))
Provide an analysis of the special tax allocation fund.

FY 2019

TIF 4

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 1,903,381

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 1,020,110	\$ 11,009,559	94%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 56,106	\$ 333,716	3%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ -	\$ 254,405	2%
Private Sources	\$ -	\$ 59,259	1%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ 115,506	1%

All Amount Deposited in Special Tax Allocation Fund \$ 1,076,216

Cumulative Total Revenues/Cash Receipts \$ 11,772,445 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 733,322

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 733,322

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 342,894

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 2,246,275

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

Previous Year Explanation:

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

FY 2019

TIF NAME:

TIF 4

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

x

Check here if no property was acquired by the Municipality within the Redevelopment Project Area.

Property Acquired by the Municipality Within the Redevelopment Project Area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

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

FY 2019

TIF Name:

TIF 4

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 <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	
2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	

LIST <u>ALL</u> projects undertaken by the Municipality Within the Redevelopment Project Area:			
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

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

Project 2*:

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

Project 3*:

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

Project 4*:

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

Project 5*:

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

Project 6*:

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

ATTACHMENT B

December 31, 2019

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, 2018 through June 30, 2019**

Dear Local Government Compliance Manager:

Pursuant to the Tax Increment Allocation Redevelopment Act, the City of Urbana hereby submits the annual Tax Increment Finance Report for Urbana Tax Increment Finance District Four for the period July 1, 2018 through June 30, 2019.

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 2018-19.

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

Sincerely,



Diane Wolfe Marlin
Mayor, City of Urbana, Illinois

January 8, 2020

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, 2018 through June 30, 2019**

Dear Local Government Compliance Manager:

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

1. Annual Tax Increment Finance Report for Urbana Tax Increment Finance District Four, as prepared by Brandon Boys, Economic Development Manager for the City, and Elizabeth Hannan, Finance Director for the City, dated January 6, 2020.
2. Excerpts from the Comprehensive Annual Financial Report of the City for the year ended June 30, 2019, together with the letter from Baker Tilly Virchow Krause, LLP, an independent certified public accounting firm, for Fiscal Year July 1, 2018 through June 30, 2019, indicating compliance with the requirements of Section 11-74.4-3 of the Act.
3. A letter dated December 31, 2019 from Diane W. Marlin, Mayor, addressed to the Office of the Comptroller as addressed above regarding the certification by the Mayor as the Chief Executive Officer of the City, as required by Section 11-74.4-5 (d) (3) and 11-74.6-22 (d) (3) of the Act.

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

Sincerely,



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

Attachment D
Activities Statement

and

Attachment F
Additional Information

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

1. TIF 4 paid \$1,289 in marketing, promotion and legal services, and \$140,089 in personnel services.
2. TIF 4 paid \$62,563 toward the Airport Road West reconstruction and improvements.
3. TIF 4 paid \$91,596 toward the Cunningham Ave. shared use improvements.
4. TIF 4 paid \$111,487 toward public works and improvements associated with the Urbana Parks District.
5. TIF 4 paid \$101,564 towards vocational payments to the School District.
6. TIF 4 paid \$97,503 through a development agreement with Interchange Properties for the development of the Napleton Automall.
7. TIF 4 paid \$43,524 through an assignment of redevelopment agreement with SBvB LLC for the development of the Soccer Planet.
8. TIF 4 paid \$83,708 through a redevelopment agreement with Hrnjak Pedrag for the development of the Creative Thermal

CITY OF URBANA

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - TIF #4 FUND
For the Year Ended June 30, 2019**

	Budgeted Amounts		
	Original	Final	Actual
REVENUES			
Property taxes	\$ 977,739	\$ 977,739	\$ 1,020,110
Investment income	15,000	18,000	56,106
Total Revenues	992,739	995,739	1,076,216
EXPENDITURES			
Urban Redevelopment and Housing			
Personnel services	152,203	152,203	139,089
Contractual services	615,145	615,145	440,074
Total urban redevelopment and housing	767,348	767,348	579,163
Capital Outlay	185,000	185,000	154,159
Total Expenditures	952,348	952,348	733,322
Net Change In Fund Balance	\$ 40,391	\$ 43,391	342,894
FUND BALANCE - Beginning of Year			1,903,381
FUND BALANCE - END OF YEAR			\$ 2,246,275



INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

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

We have audited the basic financial statements of the City of Urbana, as of and for the year ended June 30, 2019, and have issued our report thereon dated December 20, 2019. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

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

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

Baker Tilly Virchow Krause, LLP

Oak Brook, Illinois
December 20, 2019

Attachment M

Intergovernmental Agreements

Agreement	Amount
Resolution 2016-04-022R Intergovernmental Agreement Between the City of Urbana and the Urbana Park District	\$110,486.74

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

FY 2019

Name of Redevelopment Project Area (below):

Central Redevelopment Project Area

Primary Use of Redevelopment Project Area*: Central Bus Dist

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types:

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):
 Tax Increment Allocation Redevelopment Act
 Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (labeled Attachment A).	x	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (labeled Attachment B).		x
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		x
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D).		x
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E).		x
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).		x
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	x	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).	x	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	x	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).	x	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).		x
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).	x	
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).	x	

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))

Provide an analysis of the special tax allocation fund.

FY 2019

Central Redevelopment Project Area

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 3,185

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 82,385	\$ 90,845	9%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ (2,324)	\$ 4,229	0%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ 222,737	\$ 952,472	91%
Private Sources	\$ -	\$ -	0%
Other (identify source <u>COSTAR GROUP</u> ; if multiple other sources, attach schedule)	\$ 679	\$ 679	0%

All Amount Deposited in Special Tax Allocation Fund \$ 303,476

Cumulative Total Revenues/Cash Receipts \$ 1,048,224 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 246,329

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 246,329

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 57,147

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 60,332

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

Previous Year Explanation:

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

FY 2019

TIF NAME:

Central Redevelopment Project Area

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

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Personnel Services	3,105	
Legal/Promotion/Planning	41,570	
		\$ 44,674
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
Public Arts/ UBA Marketing activities	105,186	
		\$ 105,186
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
Development Activities	93,000	
		\$ 93,000
6. Costs of the construction of public works or improvements.		
Site Prep	1,458	
Mini parks	2,011	
		\$ 3,469

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

FY 2019

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 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)

FY 2019

TIF Name: Central Redevelopment Project Area

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

Select ONE of the following by indicating an 'X':

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

2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	

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

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

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

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

Project 2*:

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

Project 3*:

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

Project 4*:

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

Project 5*:

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

Project 6*:

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

ATTACHMENT B

December 31, 2019

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

**Re: Report of Annual Activities – Central Redevelopment Project Area
July 1, 2018 through June 30, 2019**

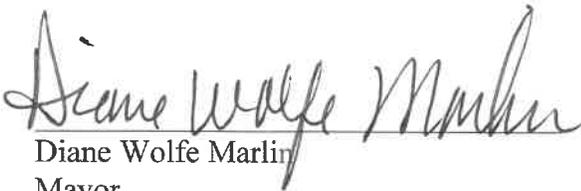
Dear Local Government Compliance Manager:

Pursuant to the Tax Increment Allocation Redevelopment Act, the City of Urbana hereby submits the annual Tax Increment Finance Report for the Central Redevelopment Project Area for the period July 1, 2018 through June 30, 2019.

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 2018-19.

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

Sincerely,


Diane Wolfe Marlin
Mayor

January 8, 2020

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

**Re: Report of Annual Activities - Urbana Central
Redevelopment Project Area July 1, 2018 through
June 30, 2019**

Dear Local Government Compliance Manager:

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

1. Annual Tax Increment Finance Report for Urbana Central Redevelopment Project Area, as prepared by Brandon Boys, Economic Development Manager for the City, and Elizabeth Hannan, Finance Director for the City, dated January 6, 2020.
2. Excerpts from the Comprehensive Annual Financial Report of the City for the year ended June 30, 2019, together with the letter from Baker Tilly Virchow Krause, LLP, an independent certified public accounting firm, for Fiscal Year July 1, 2018 through June 30, 2019, indicating compliance with the requirements of Section 11-74.4-3 of the Act.
3. A letter dated December 31, 2019 from Diane W. Marlin, Mayor, addressed to the Office of the Comptroller as addressed above regarding the certification by the Mayor as the Chief Executive Officer of the City, as required by Section 11-74.4-5 (d) (3) and 11-74.6-22 (d) (3) of the Act.

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

Sincerely,



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

Attachment D
Activities Statement

and

Attachment F
Additional Information

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

1. Central Redevelopment Project Area paid \$44,674 in the form of marketing, promotion, personnel and legal services.
2. Central Redevelopment Project Area paid \$93,000 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.
3. Central Redevelopment Project Area paid the Urbana Business Association Marketing and Public Art Activities \$105,186.
4. Central Redevelopment Project Area paid \$3,469 toward property maintenance and improvements in mini parks.

Attachment E
Agreements

Agreement	Ordinance	Date Executed
Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and Green Street Realty	2019-01-005	1/22/2019

CITY OF URBANA

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - CENTRAL TIF FUND
For the Year Ended June 30, 2019**

	Budgeted Amounts		Actual
	Original	Final	
REVENUES			
Property taxes	\$ 5,450	\$ 5,450	\$ 82,385
Investment income	1,000	100	(2,324)
Miscellaneous revenues	-	-	679
Total Revenues	<u>6,450</u>	<u>5,550</u>	<u>80,740</u>
EXPENDITURES			
Urban Redevelopment and Housing			
Contractual services	178,971	905,650	244,907
Total urban redevelopment and housing	<u>178,971</u>	<u>905,650</u>	<u>244,907</u>
Capital Outlay	80,000	81,500	1,423
Total Expenditures	<u>258,971</u>	<u>987,150</u>	<u>246,330</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(252,521)</u>	<u>(981,600)</u>	<u>(165,590)</u>
OTHER FINANCING SOURCES			
Transfers in	252,521	1,000,000	222,737
Total Other Financing Sources	<u>252,521</u>	<u>1,000,000</u>	<u>222,737</u>
Net Change In Fund Balance	<u>\$ -</u>	<u>\$ 18,400</u>	<u>57,147</u>
FUND BALANCE - Beginning of Year			<u>3,185</u>
FUND BALANCE - END OF YEAR			<u>\$ 60,332</u>

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

FY 2019

Name of Redevelopment Project Area (below):

TIF One

Primary Use of Redevelopment Project Area*: Central Bus Dist

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types:

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):

Tax Increment Allocation Redevelopment Act

Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (labeled Attachment A).	x	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (labeled Attachment B).		x
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		x
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D).	x	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E).	x	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).	x	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	x	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).	x	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	x	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).	x	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).		x
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).		x
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).	x	

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))
Provide an analysis of the special tax allocation fund.

FY 2019

TIF One

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 79,777

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ -	\$ 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	\$ 3,159	\$ 935,139	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)	\$ -	\$ 134,682	1%

All Amount Deposited in Special Tax Allocation Fund \$ 3,159

Cumulative Total Revenues/Cash Receipts \$ 24,129,807 100%

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

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ -

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 3,159

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 82,936

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

Previous Year Explanation:

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

FY 2019

TIF NAME:

TIF 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 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 2019

TIF Name:

TIF One

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

Select ONE of the following by indicating an 'X':

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

2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:			
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

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

Project 2*:

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

Project 3*:

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

Project 4*:

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

Project 5*:

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

Project 6*:

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

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. *even though optional MUST be included as part of the complete TIF report

SECTION 6
FY 2019

TIF NAME: TIF One

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

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
1980	\$ 2,430,250	NA

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

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

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

SECTION 7

Provide information about job creation and retention:

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

SECTION 8

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

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

ATTACHMENT B

December 31, 2019

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, 2018 through June 30, 2019**

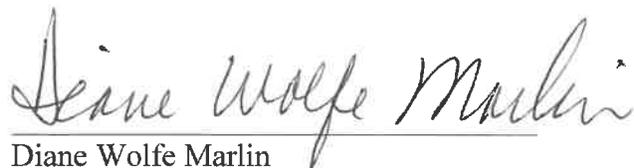
Dear Local Government Compliance Manager:

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, 2018 through June 30, 2019.

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 2018-19.

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

Sincerely,



Diane Wolfe Marlin
Mayor, City of Urbana, Illinois

January 8, 2020

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, 2018 through June 30, 2019**

Dear Local Government Compliance Manager:

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

1. Annual Tax Increment Finance Report for Urbana Tax Increment Finance District One, as prepared by Brandon Boys, Economic Development Manager for the City, and Elizabeth Hannan, Finance Director for the City, dated January 6, 2020.
2. Excerpts from the Comprehensive Annual Financial Report of the City for the year ended June 30, 2019, together with the letter from Baker Tilly Virchow Krause, LLP, an independent certified public accounting firm, for Fiscal Year July 1, 2018 through June 30, 2019, indicating compliance with the requirements of Section 11-74.4-3 of the Act.
3. A letter dated December 31, 2019 from Diane W. Marlin, Mayor, addressed to the Office of the Comptroller as addressed above regarding the certification by the Mayor as the Chief Executive Officer of the City, as required by Section 11-74.4-5 (d) (3) and 11-74.6-22 (d) (3) of the Act.

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

Sincerely,



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

CITY OF URBANA

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - POST TIF CLOSURE FUND
For the Year Ended June 30, 2019**

	Budgeted Amounts		Actual
	Original	Final	
REVENUES			
Investment income	\$ -	\$ 1,070	\$ 3,159
Total Revenues	<u>-</u>	<u>1,070</u>	<u>3,159</u>
EXPENDITURES			
Urban Redevelopment and Housing			
Contractual services	-	80,917	-
Total urban redevelopment and housing	-	80,917	-
Total Expenditures	<u>-</u>	<u>80,917</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ (79,847)</u>	3,159
FUND BALANCE - Beginning of Year			<u>79,777</u>
FUND BALANCE - END OF YEAR			<u>\$ 82,936</u>



INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

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

We have audited the basic financial statements of the City of Urbana, as of and for the year ended June 30, 2019, and have issued our report thereon dated December 20, 2019. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

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

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

Baker Tilly Virchow Krause, LLP

Oak Brook, Illinois
December 20, 2019