

NOTICE OF ANNUAL MEETING OF JOINT REVIEW BOARD

Village of Lemont
Mayor John Egofske
418 Main Street
Lemont, Illinois 60439

Lemont Public Library District
Sandra D. Pointon, Director
50 E. Wend Street
Lemont, Illinois 60439

Lemont Township
Steven F. Rosendahl, Supervisor
1115 Warner Avenue
Lemont, Illinois 60439

Lemont Fire Protection District
George Rimbo, Fire Chief
15900 New Avenue
Lemont, Illinois 60439

Joliet Community College District 525
Dr. Judy Mitchell
1215 Houbolt Road
Joliet, Illinois 60431

Lemont-Bromberek Combined
School District 113A
Dr. Courtney Orzel, Superintendent
16100 127th Street
Lemont, Illinois 60439

Cook County - Government Center
Maria Pappas, Treasurer
118 N. Clark Street #112
Chicago, Illinois 60602

Lemont Park District
Louise Egofske, Director
16028 127th Street
Lemont, Illinois 60439

Lemont Township High School District 210
Dr. Mary Ticknor, Superintendent
800 Porter Street
Lemont, Illinois 60439

YOU ARE HEREBY NOTIFIED that a meeting of the Joint Review Board to review the 2017 annual report for the Gateway TIF Tax Increment Financing Redevelopment Project Area will be convened on March 29, 2018 at 3:30 p.m. at the Village of Lemont, Village Hall, 418 Main Street, Lemont, Illinois 60439.

PLEASE BE ADVISED that the Joint Review Board shall elect or re-elect a public member as well as a chairperson. In accordance with the provisions of the Tax Increment Allocation Redevelopment Act (the "*Act*") (65 ILCS 5/11-74.1-1, *et seq.*), the Joint Review Board shall review the 2017 annual report for the Gateway TIF Redevelopment Project Area.


VILLAGE CLERK

A G E N D A

JOINT REVIEW BOARD FOR THE VILLAGE OF LEMONT GATEWAY TIF

March 29, 2018

*Village of Lemont, Village Hall
418 Main Street
Lemont, Illinois 60439*

3:30 p.m.

1. Call Meeting to Order
2. Roll Call
Village of Lemont
Lemont Township
Joliet Community College District 525
Cook County
Lemont Township High School District 210
Lemont Public Library District
Lemont Fire Protection District
Lemont-Bromberk Combined School District 113A
Lemont Park District
3. Motion to elect or re-elect Public Member
4. Motion to elect or re-elect Chairperson
5. Minutes for Approval
6. Discussion and review of the 2017 annual report for the Gateway TIF redevelopment project area submitted to the Office of the Illinois Comptroller and distributed to all affected taxing districts pursuant to 65 ILCS 5/11-74.5-5(d) as to the effectiveness and status of the redevelopment project area
7. Public Comment
8. Adjournment

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

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

Provide an analysis of the special tax allocation fund.

FY 2017

TIF NAME:

Gateway TIF

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (128,385)

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		\$ 254,353	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest		\$ 135	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation by source

\$ -

Cumulative Total Revenues/Cash Receipts

\$ 254,488 100%

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

\$ 82,937

Distribution of Surplus

Total Expenditures/Disbursements

\$ 82,937

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

\$ (82,937)

FUND BALANCE, END OF REPORTING PERIOD*

\$ (211,322)

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

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

FY 2017

TIF NAME: Gateway TIF

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.		
Legal Notices (Tressler LLP)	2,380	
Legal Services redevelopment (Orr & Associates)	5,425	
TIF Study (SB Friedman & Company)	19,454	
Legal Notices	1,150	
Engineering (AES Due Diligence)	4,500	
Engineering (Novotny Eng)	1,664	
		\$ 34,573
2. Annual administrative cost.		
TIF Administration (Orr & Associates)	400	
		\$ 400
3. Cost of marketing sites.		
Marking Site (S.B.Friedman)q	47,803	
Printing Costs	161	
		\$ 47,964
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.		
		\$ -
6. Costs of construction.		
		\$ -

SECTION 3.2 A

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 82,937

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:

Gateway TIF

FUND BALANCE BY SOURCE

\$ (211,322)

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

Taxable GO Bonds (Alternate Revenue Source) Series 2012B	\$ 4,750,000	\$ 4,416,600
Taxable GO Bonds (Alternate Revenue Source) Series 2015B	\$ 885,600	\$ 885,600

Total Amount Designated for Obligations

\$ 5,635,600	\$ 5,302,200
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2. Description of Project Costs to be Paid

Gateway Property Acquisiton Fund (Due to Waterworks & Sewerage Fund)	\$	423,000
Gateway Property Acquisiton Fund (Due to Waterworks & Sewerage Fund)	\$	300,000
Due to Waterworks and Sewerage Fund	\$	250,000

Total Amount Designated for Project Costs

\$ 973,000

TOTAL AMOUNT DESIGNATED

\$ 6,275,200

SURPLUS/(DEFICIT)

\$ (6,486,522)

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: Gateway TIF

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

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

Property Acquired by the Municipality Within the Redevelopment Project Area.

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

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

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

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

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

FY 2017

Name of Economic Development Area:

Gateway TIF

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

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

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	X
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	_____
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	_____

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

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

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

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

Project 2*:

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

Project 3*:

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

Project 4*:

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

Project 5*:

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

Project 6*:

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

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: Gateway TIF

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

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
2009	FY2015: \$2,752,540	FY2016 \$2,347,997

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 A Amendments to the Redevelopment Plan

The Village removed parcels from the Gateway TIF. Attached is ordinance 0-24-16 authorizing this amendment.

Ordinance No. 0-24-16

**AN ORDINANCE OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS
FURTHER AMENDING THE GATEWAY REDEVELOPMENT PROJECT AREA,
AS AMENDED**

WHEREAS, on January 19, 2009, the President and Board of Trustees of the Village of Lemont, Cook County, Illinois (the “*Corporate Authorities*”) adopted Ordinances 0-29-13, 0-30-13 and 0-31-13 approving a redevelopment plan, designating the Gateway Redevelopment Project Area as a redevelopment project area and authorizing the use of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”) for the Gateway Redevelopment Project Area; and,

WHEREAS, in 2013, the Corporate Authorities amended the Gateway Redevelopment Project Area pursuant to Ordinances 0-29-13, 0-30-13 and 0-31-13 to expand its boundaries to add additional parcels of real estate after issuing all required notices, convening the joint review board and holding a public hearing, as required by Section 11-74.4-5(c) of the TIF Act; and,

WHEREAS, the Corporate Authorities have now determined that the Gateway Redevelopment Project Area should be amended by deleting specific parcels of real estate which have not been redeveloped despite the Village’s efforts to encourage private investment; and,

WHEREAS, Section 11-74.4-5(c) of the TIF Act provides that any amendment which effects changes which do not (1) add additional parcels of property to the redevelopment project area; (2) substantially affect the general land uses in the redevelopment plan; (3) substantially change the nature of the redevelopment project; (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than five percent (5%) after adjustment for inflation from the date the 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 ten (10) only requires publication of the amendment and notice of the amendment to the taxing districts; and,

WHEREAS, the Village Clerk shall publish this Ordinance in a newspaper of general circulation within the Village and the Village shall notify the taxing districts having the authority to tax real property within the Gateway Redevelopment Project Area, as amended in 2013 (the "*Taxing Districts*") of this amendment as hereinafter directed, thereby satisfying all notice requirements of Section 11-74.4-5(c) of the Act for an amendment which removes property from a redevelopment project area.

NOW, THEREFORE BE IT ORDAINED, by the President and Board of Trustees of the Village of Lemont, Cook County, Illinois, as follows:

Section 1. The above recitals are incorporated and made a part of this Ordinance.

Section 2. The Corporate Authorities hereby approve the removal of the parcels of property identified by permanent index numbers listed on *Exhibit A* attached hereto and made a part hereof from the Gateway Redevelopment Project Area and hereby approve the revised legal description of the amended Gateway Redevelopment Project Area, as amended in 2013, attached hereto as *Exhibit B* and made a part hereof.

Section 3. The Corporate Authorities hereby direct the Village Clerk to publish this Ordinance in a newspaper of general circulation within the Village and the Village Administrator to notify the Taxing Districts of this amendment.

Section 4. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 5. All ordinances, resolutions, motions or orders in conflict herewith are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Adopted this 12 day of September, 2016, pursuant to a roll call vote as follows:

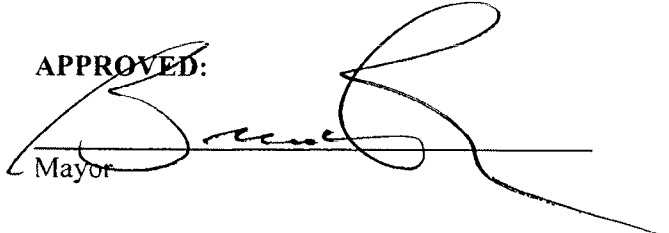
YEAS: 6

NAYS: 0

ABSENT: 1

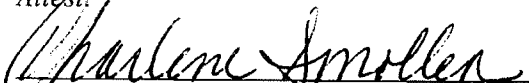
Passed this 12 day of September, 2016.

APPROVED:



Mayor

Attest:



City Clerk

LEGAL DESCRIPTION - AMENDED LEMONT GATEWAY TIF BOUNDARY

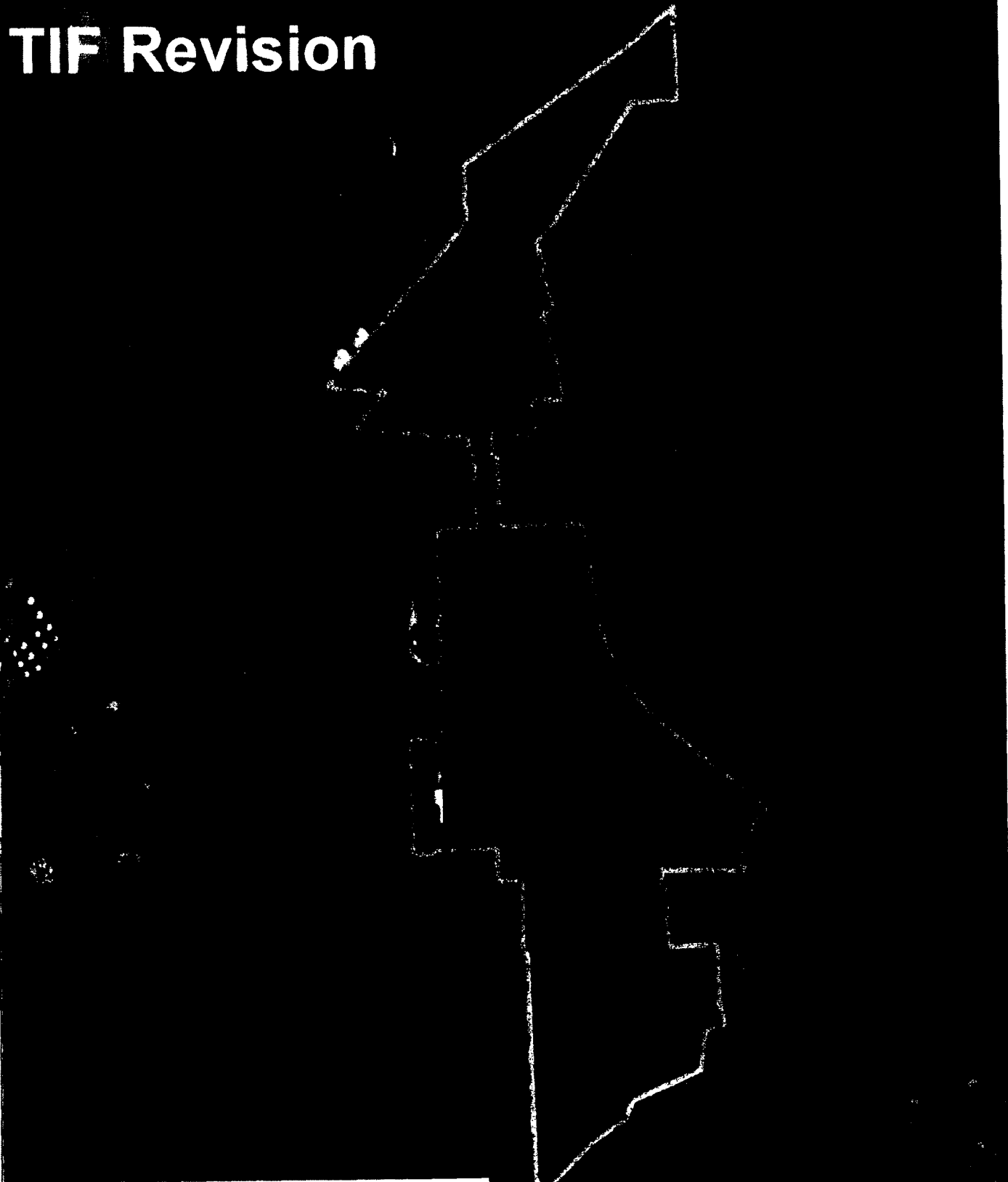
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, AND PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTH ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE EAST ON SAID SOUTH LINE, TO THE WEST LINE OF LOT 1 IN MENO'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 0436539088; THENCE NORTH ON SAID WEST LINE, TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST ON SAID NORTH LINE, TO THE EASTERLY LINE OF TRI-STATE ROAD, ALSO KNOWN AS ILLINOIS ROUTE 83; THENCE SOUTHERLY ON SAID EASTERLY LINE OF ILLINOIS ROUTE 83, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE WEST ON SAID SOUTH LINE, TO THE WEST LINE OF PARCEL 2 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 1211635054, (ALSO BEING THE EAST LINE OF PERMANENT INDEX NUMBER 22-14-401-027); THENCE SOUTH ON SAID EAST LINE, AND THE SOUTHERLY EXTENSION THEREOF, TO THE SOUTH LINE OF CHICAGO-JOLIET ROAD AS WIDENED; THENCE EAST ON SAID SOUTH LINE, TO A LINE 101.94 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 5 IN CHRISTIAN BOE'S SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 52612; THENCE SOUTH ON THE LAST DESCRIBED LINE TO THE NORTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE EAST ON SAID NORTH LINE, TO THE EAST LINE OF BELL ROAD/OLD ARCHER AVENUE; THENCE SOUTH ON SAID EAST LINE, AND ON THE EAST LINE OF BELL ROAD/OLD ARCHER AVENUE AS WIDENED AND THE SOUTHEASTERLY EXTENSION THEREOF, TO THE SOUTHERLY LINE OF ARCHER AVENUE AS WIDENED; THENCE SOUTHWESTERLY ON THE SOUTHERLY LINE OF SAID ARCHER AVENUE, AS WIDENED, TO THE SOUTHERLY EXTENSION OF A LINE 150 FEET EAST OF AND PARALLEL WITH, AS MEASURED PERPENDICULAR TO, THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23, SAID LINE BEING THE EAST LINE OF THE COMMONWEALTH EDISON COMPANY'S RIGHT OF WAY; THENCE NORTH ALONG THE EAST LINE OF THE COMMONWEALTH EDISON COMPANY'S RIGHT OF WAY TO THE SOUTH LINE OF SAID CHICAGO-JOLIET ROAD AS WIDENED; THENCE WEST ON SAID SOUTH LINE, TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH ON SAID WEST LINE, TO THE NORTH LINE OF THE NORTHERN ILLINOIS GAS COMPANY'S PROPERTY PER DOCUMENT NO. 18785599, (BEING THE NORTH LINE OF PERMANENT INDEX NUMBER 22-14-400-019); THENCE WEST ON THE LAST DESCRIBED LINE, TO A LINE 122.52 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2 IN DOOLIN AND KIRK'S RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 1149383; THENCE NORTH ON THE LAST DESCRIBED LINE, TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE EAST ON SAID SOUTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE EAST QUARTER OF THE NORTHWEST QUARTER ON THE SOUTHEAST QUARTER OF SAID SECTION 14 (BEING THE WEST LINE OF PERMANENT INDEX NUMBER 22-14-400-026); THENCE NORTH ON SAID WEST LINE, TO THE NORTH LINE OF THE

SOUTHEAST QUARTER OF SAID SECTION 14; THENCE EAST ON SAID NORTH LINE, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.


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TIF Revision



Legend

Current Gateway TIF Boundary


 Parcels to Remain in Gateway TIF

 Potential New TIF Area

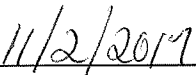
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, GeoMapping, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

ATTACHMENT B Certificate of the Chief Executive

I, John Egofske, the duly elected Chief Executive Officer of the Village of Lemont, Counties of Cook, Will, and DuPage, State of Illinois, do hereby certify that to the best of my knowledge, the Village has complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning May 1, 2016 and ending April 30, 2017.



Village President



Date

ATTACHMENT C- Legal Counsel Opinion

LAW OFFICE
KATHLEEN FIELD ORR & ASSOCIATES
53 WEST JACKSON BLVD.
SUITE 964
CHICAGO, ILLINOIS 60604
(312)382-2113
(312)382-2127 facsimile

KATHLEEN FIELD ORR
kfo@kfoassoc.com

October 26, 2017

Susana A. Mendoza, State Comptroller
Office of the State Comptroller
Local Government Division
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601-3252

Dear State Comptroller:

I have acted as Special Counsel for the Village of Lemont, Cook, DuPage and Will Counties, Illinois, in connection with the administration of the Village of Lemon Gateway Redevelopment Project Area.

I have reviewed all information provided to me by the Village Treasurer and the Village Clerk and, to the best of my knowledge and belief, find that the Village has conformed with all of the applicable provisions of the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 *et seq.* for the fiscal year ending April 30, 2017.

Very truly yours,

KATHLEEN FIELD ORR & ASSOCIATES



KATHLEEN FIELD ORR

KFO/kms

ATTACHMENT D Statement setting forth all activities undertaken in furtherance of the objectives of the Redevelopment Plan

- A. Any project implemented during the reporting Fiscal Year; and**
- B. A description of the redevelopment activities undertaken.**

The Village continued the implementation activities of the following redevelopment activities during the reporting Fiscal Year:

- Repayment of debt service associated with outstanding debt; and
- Marketing of opportunities available within the TIF District

ATTACHMENT H Reports or Meeting Minutes Submitted by Joint Review Board

No reports were submitted by the Joint Review Board to the Village during this reporting Fiscal Year.

The Joint Review Board met on **March 8, 2017** and the minutes of the meeting are included in the Attachment.

Minutes
Joint Review Board Meeting
Village of Lemont Gateway TIF
March 8, 2017

1. Call to Order

The Annual Meeting of the Joint Review Board for the Village of Lemont Gateway TIF was called to order at 3:30 p.m. in the Village Board Room of the Lemont Village Hall, 418 Main Street, by Village Administrator George Schafer.

2. Roll Call of Joint Review Board Members

<u>Member</u>	<u>Representative</u>
Village of Lemont	George Schafer
County of Cook	Not present
Lemont Township	Not present
Joliet Community College District 525	Not present
Lemont-Bromberek Combined School District 113A	Barbara Germany
Lemont Township High School District 210	Jeff Egan
Lemont Park District	Louise Egofske
Lemont Public Library District	Sandra Pointon
Lemont Township Fire Protection District	George Rimbo
Public Member	Randy Earnest

Also present: Christina Smith, Village of Lemont; Kathleen Orr, Orr and Associates

Ms. Kathleen Orr opened the meeting and discussed the agenda.

3. Motion to re-elect Public Member- Randy Earnest.

Chief Rimbo made a motion to elect Randy Earnest as the public member. The motion was seconded by Mr. George Schafer. The motion carried unanimously.

4. Motion to re-elect Chairperson- George Schafer

Chief Rimbo made a motion to elect George Schafer as Chairperson. The motion was seconded by Ms. Louise Egofske. The motion carried unanimously.

5. Approval of Minutes of February 23, 2016

Mr. Randy Earnest made a motion to approve minutes of the February 23, 2016 Meeting. The motion was seconded by Ms. Louise Egofske. The motion carried unanimously.

6. Overview of Annual Financial Report for Fiscal Year Ending 2016

Ms. Christina Smith presented an overview of the Fiscal Year 2016 TIF Annual Report report for the Gateway TIF. The fund balance at the beginning of the fiscal year was (\$34,506) and (\$128,385) at the end. The Village expended \$90,879 for TIF eligible costs in FYE 2016. Ms. Christina Smith reviewed the expenditures in detail.

7. Overview of Project Activity

George Schafer discussed the status of the new Main/Archer TIF as well as the removal of the pins from the Gateway TIF.

8. Joint Review Board Question and Answer Period

There were no additional questions.

9. Adjournment

Motion to adjourn was made by Ms. Sandra Pointon, seconded by Chief Rimbo. The motion carried a voice vote of the JRB members present. Mr. Schafer adjourned the meeting at 3:35 pm.

ATTACHMENT K- Audited Financial Statements of the Special Tax Allocation Fund

VILLAGE OF LEMONT
GATEWAY TAX INCREMENT FINANCING FUND

FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITORS' REPORT AND
COMPLIANCE REPORT

AS OF AND FOR THE YEAR ENDED APRIL 30, 2017

VILLAGE OF LEMONT
GATEWAY TAX INCREMENT FINANCING FUND
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AS OF AND FOR THE YEAR ENDED APRIL 30, 2017

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INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and Board of Trustees
Village of Lemont, Illinois

Report on the Financial Statements

We have audited the accompanying financial statements of the Village of Lemont Gateway Tax Increment Financing Fund as of and for the year ended April 30, 2017, and the related notes to the financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Village of Lemont Gateway Tax Increment Financing Fund's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Village of Lemont Gateway Tax Increment Financing Fund's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

To the Honorable Mayor and Board of Trustees
Village of Lemont

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Village of Lemont Gateway Tax Increment Financing Fund as of April 30, 2017, and the changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Village of Lemont Gateway Tax Increment Financing Fund and do not purport to, and do not, present fairly the financial position of the Village of Lemont, as of April 30, 2017, and the changes in financial position, or cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Matter

Required Supplementary Information

Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. Our opinion on the financial statements is not affected by this missing information.

Report on Other Legal and Regulatory Requirements

We have also issued a report dated October 10, 2017, on our consideration of the Village of Lemont Gateway Tax Increment Financing Fund's compliance with laws, regulations, contracts and grants.

Baker Tilly Virchow Krause, LLP

Oak Brook, Illinois
October 10, 2017

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

The Honorable Mayor and Board of Trustees
Village of Lemont, Illinois

We have audited the financial statements of the Village of Lemont Gateway Tax Increment Financing Fund, as of and for the year ended April 30, 2017 and have issued our report thereon dated October 10, 2017. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, nothing came to our attention that caused us to believe that the Village of Lemont 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 Village of Lemont'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 Board of Trustees, management, the State of Illinois, and others within the Village of Lemont 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
October 10, 2017

VILLAGE OF LEMONT
GATEWAY TAX INCREMENT FINANCING FUND
BALANCE SHEET
AS OF APRIL 30, 2017

Assets:

Cash and investments	\$ <u>40,487</u>
Total assets	\$ <u>40,487</u>

Liabilities and Fund Balance (Deficit)

Liabilities:

Accounts payable	\$ 1,809
Due to other funds	<u>250,000</u>
Total liabilities	<u>251,809</u>

Fund Balance (Deficit):

Unassigned	<u>(211,322)</u>
Total fund balance (deficit)	<u>(211,322)</u>
Total liabilities and fund balance (deficit)	\$ <u>40,487</u>

VILLAGE OF LEMONT
GATEWAY TAX INCREMENT FINANCING FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED APRIL 30, 2017

Revenues:

Total revenues \$ -

Expenditures:

Current:

General government 82,937

Total expenditures 82,937

Net change in fund balance (82,937)

Fund balance (deficit), beginning of year (128,385)

Fund balance (deficit), end of year \$ (211,322)

See Notes to Financial Statements

VILLAGE OF LEMONT
GATEWAY TAX INCREMENT FINANCING FUND
NOTES TO FINANCIAL STATEMENTS
AS OF AND FOR THE YEAR ENDED APRIL 30, 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Gateway Tax Increment Financing Fund of the Village of Lemont, Illinois (the Village), have been prepared in conformity with accounting principles generally accepted in the United States of America, as applied to government units (hereinafter referred to as generally accepted accounting principles (GAAP)). The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

Reporting Entity

The financial statements present only the Gateway Tax Increment Financing Fund and do not purport to, and do not, present fairly, the financial position of the Village of Lemont.

Fund Accounting

Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts.

Basis of Accounting

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental funds are accounted for using a current financial resources measurement focus. With the measurement focus, only current assets, deferred outflows of resources, current liabilities, and deferred inflows of resources generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in current assets.

The modified accrual basis of accounting is used by all governmental fund types. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). Measurable means the amount of the transaction can be determined and available means collectible within the current period. For this purpose, the Village considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The Village recognizes property taxes when they become both measurable and available and for the period intended to finance. Expenditures are recorded when the related fund liability is incurred.

The revenues susceptible to accrual are property taxes and investment income.

VILLAGE OF LEMONT
GATEWAY TAX INCREMENT FINANCING FUND
NOTES TO FINANCIAL STATEMENTS
AS OF AND FOR THE YEAR ENDED APRIL 30, 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance

Governmental fund equity is classified as fund balance. Fund balance is further classified as nonspendable, restricted, committed, assigned, or unassigned. Nonspendable fund balance cannot be spent because of its form. Restricted fund balance has limitations imposed by enabling legislation or an outside party. Committed fund balance is a limitation imposed by the Village board through approval of resolutions. Assigned fund balances is a limitation imposed by a designee of the Village board. The Gateway Tax Increment Financing Fund does not report any assigned fund balances. A negative unassigned fund balance represents excess expenditures incurred over the amounts restricted, committed, or assigned to those purposes.

When both restricted and unrestricted fund balances are available for use, it is the Village's policy to use restricted fund balance first, then unrestricted fund balance. Furthermore, committed fund balances are reduced first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications can be used.

NOTE 2 – CASH AND INVESTMENTS

Permitted Deposits and Investments

The Village's investment policy authorizes the Village to invest in all investments allowed by Illinois Compiled Statutes. These include deposits/investments in insured commercial banks, savings and loan institutions, obligations of the U.S. Treasury and U.S. Agencies, insured credit union shares, money market mutual funds with portfolios of securities issued or guaranteed by the United States or agreements to repurchase these same obligations, repurchase agreements, short-term commercial paper rated within the three highest classifications by at least two standard rating services, and Illinois Funds (created by the Illinois State Legislature under the control of the State Comptroller that maintains a \$1 per share value which is equal to the participants fair value).

It is the policy of the Village to invest its funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the Village and conforming to all state and local statutes governing the investment of public funds, using the "prudent person" standard for managing the overall portfolio. The primary objectives of the policy are, in order of priority, legality, safety, liquidity, and yield.

At April 30, 2017, the total cash and investments of the Fund is \$40,487.

NOTE 3 – DUE TO OTHER FUNDS

Due to other funds represents a short term interfund loan from the Village's Water & Sewerage Fund to cover a cash deficit.



INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

The Honorable Mayor and Board of Trustees
Village of Lemont, Illinois

We have audited the financial statements of the Village of Lemont Gateway Tax Increment Financing Fund, as of and for the year ended April 30, 2017 and have issued our report thereon dated October 10, 2017. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, nothing came to our attention that caused us to believe that the Village of Lemont 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 Village of Lemont's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

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Baker Tilly Veitchau Krause, LLP

Oak Brook, Illinois
October 10, 2017

