



Village of Lincolnwood Intergovernmental Joint Review Board

Regarding
**NEID TIF District
North Lincoln TIF District
Devon-Lincoln TIF District**

Meeting on
**Wednesday, April 26, 2023
11:30 AM**

in the
Gerald C. Turry Village Board Room
Lincolnwood Village Hall Complex
6900 Lincoln Avenue - Lincolnwood

Annual Meeting of the Joint Review Board

Agenda

- 1. Call to Order**
- 2. Confirmation of Public Member & Chairman**
- 3. Approval of JRB Minutes**
 - a. January 28, 2022 Meeting*
 - b. April 21, 2023 Meeting*
- 4. Summary of Projects and Activities in TIF Districts**
- 5. Review of FY 2022 TIF Fund Reports**
- 6. Other Business**
- 7. Public Forum**
- 8. Adjournment**



DRAFT MEETING MINUTES
OF THE
TIF JOINT REVIEW BOARD
ANNUAL MEETING
January 28, 2022

Held Via “GoToMeeting” & In-Person at
LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712

MEMBERS PRESENT:

Chairperson Jim Kucienski, Public Member
Tricia Marino Ruffolo, Cook County Representative
Don Gelfund, Niles Township Representative
Kim Nasshan, School District #74 Representative
Sheri Doniger, Lincolnwood Public Library Representative
Tim Neubauer, Niles Township High School District #219 Representative

MEMBERS ABSENT:

Oakton Community College Representative
Village Representative

STAFF PRESENT:

Scott Mangum, Community Development Director
Jake Litz, Management Analyst
Denise Joseph, Finance Director
Nadim Badran, Public Works Director
Charles Meyer, Assistant Village Manager
Doug Hammel, Development Manager

1. Call to Order

Chairman Kucienski called the meeting to order at 10:02 a.m. The Chairman noted that the meeting is being conducted virtually via GoToMeeting, in accordance with Section 7(e) of the Illinois Open Meetings Act. Pursuant to that law, members of the public are allowed to be physically present in the Village Board meeting room in Village Hall at 6900 North Lincoln Avenue, subject to room capacity and social distancing requirements. Members of the public may submit comments to this Board in-person, or via e-mail at smcnellis@lwd.org. Comments received via e-mail will be read aloud during the Public Forum portion of our agenda.

Community Development Director Scott Mangum then conducted the roll call, noting that six of the eight taxing bodies were represented.

2. Confirmation of Public Member & Chairman

Chairman Kucienski noted that at prior JRB meetings, he was selected by the member taxing bodies to serve as the ‘public member’ and also as Chairman. He requested confirmation from the JRB of his continued appointment to those roles, which he noted he was happy to do. Chairman Kucienski asked if there were any objections, to please note them at that time. Hearing none, Chairman Kucienski continued on to the next agenda item.

3. Approval of JRB Minutes

Motion to approve the October 9, 2020 Annual Joint Review Board Meeting Minutes was made by Board Member Marino Ruffolo and seconded by Board Member Nasshan. The roll call vote followed:

Aye: Nasshan, Marino Ruffolo, Gelfund, Kucienski

Nay: None

Abstention: Neubauer

Motion Approved: 4-0, with one abstention

4. Summary of Projects and Activities in TIF Districts & Review of FY 2020 and FY 2021 TIF Fund Reports

Village Community Development Director Mangum began by introducing Village Finance Director Joseph and Public Works Director Badran who may either be presenting and/or be available to answer questions. Director Mangum then stated that the reports being presented are for both the 2020 Fiscal Year, between May 1, 2019 and April 30, 2020, and the 2021 Fiscal Year, between May 1, 2020 and April 30, 2021. The 2020 Fiscal Year annual meeting was delayed due to the COVID-19 pandemic.

Director Mangum went on to note that staff would be presenting the projects and financial summary for each TIF District separately, rather than first summarizing all the projects, then reviewing the financial summary for each District in the TIF Fund reports for each fiscal year.

Director Mangum began his presentation by summarizing the location and purpose of each of the three active TIF Districts in FY 2020 and FY 2021, including: NEID TIF District (begun in 1996), Devon-Lincoln TIF District (begun in 2014) and the North Lincoln TIF District (begun in 2019). He noted that the purpose of the NEID TIF and the Devon-Lincoln TIF is to fund public improvements while the purpose of the North Lincoln TIF is to fund redevelopment of the Purple Hotel Site and adjacent properties with area public benefits.

Northeast Industrial (NEID) TIF District

Director Mangum presented the attached Powerpoint presentation, summarizing the NEID TIF District; its purpose, history, boundaries, improvements, and planning/development issues. He noted that this TIF District closed on December 31st, 2020, but appears in the 2020 TIF Report since the reports are presented approximately one year after the fiscal years have closed.

Director Mangum presented a map of the NEID TIF District and an overview of improvements completed in the District to date, including a new traffic signal, a new Northeast Parkway connector road, the Union Pacific bike trail, Public Works facility repairs, street resurfacing, and a conceptual development plan for the area.

Finance Director Joseph provided a financial review of the NEID TIF District for FY 2020 and FY 2021, including the beginning balances (\$1,051,076 in FY 2020; \$595,491 in FY 2021) and ending balances (FY 2021: \$595,497). She directed the JRB's attention to the fund balance change generated between the 2020 and 2021 Fiscal Years, which is about \$1.7 million and is mostly attributable to property tax revenues. Expenses in Fiscal Year 2021 totaled \$283,714. The Village has plans to surplus the rest of the fund balance out this quarter.

Devon-Lincoln TIF District

Director Mangum presented the attached Powerpoint presentation, summarizing the Devon-Lincoln TIF District; its purpose, history, boundaries, improvements, and planning/development issues.

Director Mangum presented a map of the Devon- Lincoln TIF District and an overview of improvements completed in the District to date, including Lincoln Avenue streetlight replacements, landscaping of Lincoln Avenue medians, phase one design engineering for the Devon Avenue Streetscape project, and Monticello Avenue resurfacing. He discussed future TIF projects in the District, including additional phases of the Devon Avenue Streetscape project and the Devon Avenue streetlight installation project. Finally, Director Mangum touched on future projects anticipated in the TIF, which is seven years into its 23 year life, including adding additional streetscaping, improving the parking shortfall, and redeveloping the area with non-traditional industrial uses.

Finance Director Joseph provided a financial review of the Devon-Lincoln TIF District, including the beginning balances (\$542,067 in FY 2020) and ending balances (\$568,708 in FY 2020). She directed the JRB's attention to the property tax revenue generated in FY 2021, which is \$1,496,413, with expenditures of \$4,164. Between FY 2020 and FY 2021, there was a net change in the fund balance of about \$1.5 million, with an ending balance of approximately \$2 million. The fund revenue generated in this current fiscal year will be utilized for any upcoming projects in this TIF.

North Lincoln TIF District

Director Mangum presented the attached PowerPoint presentation, summarizing the North Lincoln TIF District; its purpose, history, boundaries, proposed improvements, and

planning/development issues. He noted that this TIF District was established in 2019 to redevelop the former Purple Hotel property.

Director Mangum presented a map of the Devon- Lincoln TIF District. He stated that, since the TIF was established in 2019, there have been no major improvements completed in the District, as it awaiting development of the site. Director Mangum noted that as far as future projects in this TIF District, the District 1860 project is the primary development. This mixed-use development will be constructed over an 18-month time frame, which began in the fall of 2021 and is expected to be completed by mid-2023. District 1860 will include commercial, residential, and potentially hotel components, in addition to community gathering space and improvement of Lincoln Avenue and Touhy Avenue. Director Mangum then presented a detailed summary of the plans for the District 1860 project, including a Village public improvement project to develop landscaped medians on Lincoln Avenue. Those plans and details are in the attached Powerpoint.

Finance Director Joseph noted that since there was no activity in Fiscal Year 2020, there is no financial report for that year. In the audited financial report for Fiscal Year 2021, the Village received about \$100,000 in property taxes with expenses of \$24,000 relating to engineering services for street lighting. The ending fund balance for FY 2021 was \$76,588. She noted that there is a lot of activity happening right now.

Director Mangum then summarized Lincolnwood's TIF experience to date, through all of the active and previously-active TIF Districts. A summary of the benefits to the public from these TIF's was given and included strengthening employment centers, enticing private reinvestment, improving the shopping experience for residents, and increasing sales tax to the Village. In addition, Director Mangum noted the major private investments that had been undertaken in the various TIF Districts.

Chairman Kucienski then opened up the floor to questions, of which there were none.

Motion to approve the 2020 Fiscal Year TIF Reports and 2021 Fiscal Year TIF Reports, for all three TIF Districts, as presented, was made by Board Member Gelfund and seconded by Board Member Doniger.

Aye: Nasshan, Marino Ruffolo, Gelfund, Doniger, Neubauer, Kucienski

Nay: None

Abstention: None

Motion Approved: 6-0

6. Other Business

No other business item was raised.

7. Public Forum

There was no member of the public indicating a desire to address the Board. Chairman Kucienski inquired if staff had received any e-mails or other correspondence, to which Director Mangum noted nothing had been received.

8. Adjournment

Motion to adjourn the Annual Meeting of the Lincolnwood TIF Joint Review Board was made by Board Member Doniger and seconded by Board Member Gelfund.

Aye: Nasshan, Marino Ruffolo, Gelfund, Doniger, Neubauer, Kucienski

Nay: None

Abstention: None

Motion Approved: 6-0

The Annual Meeting of the TIF Joint Review Board was adjourned at 10:51 a.m.

Respectfully submitted,

Jake Litz
Management Analyst
Fire Department/Community Development



DRAFT MEETING MINUTES
OF THE
TIF JOINT REVIEW BOARD
ANNUAL MEETING
April 21, 2023

LINCOLNWOOD VILLAGE HALL
GERALD C. TURRY VILLAGE BOARD ROOM
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712

MEMBERS PRESENT:

Chairperson Jim Kucienski, Public Member
David Russo, School District #74 Representative
Josephine Tucci, Lincolnwood Public Library Representative

MEMBERS ABSENT:

Oakton Community College Representative
Niles Township High School District #219 Representative
Niles Township Representative
Cook County Representative
Village Representative

STAFF PRESENT:

Scott Mangum, Community Development Director
Denise Joseph, Finance Director
Jason Brianas, Superintendent of Public Works
Rachel Mieritz, Staff Engineer
John Risko, Assistant to the Finance Director
Anne Gaura, Village Manager
Doug Hammel, Planning and Economic Development Manager

1. Call to Order

Chairman Kucienski called the meeting to order at 10:15 a.m. Following a roll call the Chairman noted that a quorum was not present and that a new meeting date would be determined.

8. Adjournment

The Annual Meeting of the TIF Joint Review Board was adjourned at 10:17 a.m.

Respectfully submitted,

Scott Mangum
Community Development Director



VILLAGE OF LINCOLNWOOD, ILLINOIS

REPORT ON COMPLIANCE
WITH PUBLIC ACT 85-1142

For the Year Ended April 30, 2022



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VILLAGE OF LINCOLNWOOD, ILLINOIS
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1415 West Diehl Road, Suite 400
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INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE

The Honorable President
Members of the Board of Trustees
Village of Lincolnwood, Illinois

We have examined management's assertion that the Village of Lincolnwood, Illinois (the Village), complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2022. Management is responsible for the Village's assertion. Our responsibility is to express an opinion on management's assertion about the Village's compliance with the specific requirements based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Village's compliance with the specified requirements.

In our opinion, management's assertion that the Village of Lincolnwood, Illinois complied with the aforementioned requirements for the year ended April 30, 2022 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Board of Trustees, management and the Illinois Department of Revenue, Illinois State Comptroller's office and the Joint Review Board and should not be used by anyone other than these specified parties.

Sikich LLP

Naperville, Illinois
February 7, 2023

1415 West Diehl Road, Suite 400
Naperville, IL 60563
630.566.8400

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INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

The Honorable President
Members of the Board of Trustees
Village of Lincolnwood, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Lincolnwood, Illinois (the Village) as of and for the year ended April 30, 2022, which collectively comprise the basic financial statements of the Village of Lincolnwood, Illinois, and have issued our report thereon dated February 7, 2023.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The supplementary financial information as listed in the table of contents is presented for the purpose of additional analysis and is not a required part of the basic financial statements. The supplementary financial information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Sikich LLP

Naperville, Illinois
February 7, 2023

SUPPLEMENTARY INFORMATION

VILLAGE OF LINCOLNWOOD, ILLINOIS

COMBINING BALANCE SHEET
TAX INCREMENT FINANCING DISTRICTS REDEVELOPMENT FUNDS

For the Year Ended April 30, 2022

	North Lincoln Tax Increment Financing	Devon/Lincoln Tax Increment Financing	Northeast Industrial District Tax Increment Financing	Total (Memorandum Only)
ASSETS				
Cash and investments	\$ 21,499,074	\$ 3,506,578	\$ 389,560	\$ 25,395,212
TOTAL ASSETS	<u>\$ 21,499,074</u>	<u>\$ 3,506,578</u>	<u>\$ 389,560</u>	<u>\$ 25,395,212</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ -	\$ 13,924	\$ -	\$ 13,924
Advance from Other Funds	-	37,095	-	37,095
Total liabilities	-	51,019	-	51,019
FUND BALANCES				
Restricted for economic development	21,499,074	3,455,559	389,560	25,344,193
Total fund balances	<u>21,499,074</u>	<u>3,455,559</u>	<u>389,560</u>	<u>25,344,193</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 21,499,074</u>	<u>\$ 3,506,578</u>	<u>\$ 389,560</u>	<u>\$ 25,395,212</u>

(See independent auditor's report on supplementary information.)

VILLAGE OF LINCOLNWOOD, ILLINOIS

COMBINING SCHEDULE OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
TAX INCREMENT FINANCING DISTRICTS REDEVELOPMENT FUNDS

For the Year Ended April 30, 2022

	North Lincoln Tax Increment Financing	Devon/Lincoln Tax Increment Financing	Northeast Industrial District Tax Increment Financing	Total (Memorandum Only)
REVENUES				
Property tax	\$ 169,415	\$ 1,573,943	\$ 1,798	\$ 1,745,156
Investment income	291	2,738	15,255	18,284
Total revenues	169,706	1,576,681	17,053	1,763,440
EXPENDITURES				
Current				
General government	460	2,145	460	3,065
Economic development	-	-	2,012,401	2,012,401
Capital outlay	-	63,269	-	63,269
Debt service				
Interest and fiscal charges	960,991	-	-	960,991
Total expenditures	961,451	65,414	2,012,861	3,039,726
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(791,745)	1,511,267	(1,995,808)	(1,276,286)
OTHER FINANCING SOURCES (USES)				
Proceeds from issuance of debt certificates	22,230,000	-	-	22,230,000
Total other financing sources (uses)	22,230,000	-	-	22,230,000
NET CHANGE IN FUND BALANCES	21,438,255	1,511,267	(1,995,808)	20,953,714
FUND BALANCES , MAY 1	76,588	2,060,951	2,312,255	4,449,794
Prior period adjustment	(15,769)	(116,659)	73,113	(59,315)
FUND BALANCE, MAY 1 (RESTATED)	60,819	1,944,292	2,385,368	4,390,479
FUND BALANCES, APRIL 30	\$ 21,499,074	\$ 3,455,559	\$ 389,560	\$ 25,344,193

(See independent auditor's report on supplementary information.)

VILLAGE OF LINCOLNWOOD, ILLINOIS
 COMBINING SCHEDULE OF FUND BALANCE
 BY SOURCE
 TAX INCREMENT FINANCING DISTRICTS FUNDS

For the Year Ended April 30, 2022

	North Lincoln Tax Increment Financing	Devon/Lincoln Tax Increment Financing	Northeast Industrial District Tax Increment Financing	Total (Memorandum Only)
BEGINNING BALANCE, MAY 1	\$ 76,588	\$ 2,060,951	\$ 2,312,255	\$ 4,449,794
Prior period adjustment	(15,769)	(116,659)	73,113	(59,315)
BEGINNING BALANCE, MAY 1 (RESTATED)	60,819	1,944,292	2,385,368	4,390,479
DEPOSITS				
Property tax	169,415	1,573,943	1,798	1,745,156
Investment income	291	2,738	15,255	18,284
Total Deposits	169,706	1,576,681	17,053	1,763,440
EXPENDITURES				
Current				
General government	460	2,145	460	3,065
Economic development	-	-	2,012,401	2,012,401
Capital outlay	-	63,269	-	63,269
Debt service				
Interest and fiscal charges	960,991	-	-	960,991
Total expenditures	961,451	65,414	2,012,861	3,039,726
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(791,745)	1,511,267	(1,995,808)	(1,276,286)
OTHER FINANCING SOURCES (USES)				
Proceeds from issuance of debt certificates	22,230,000	-	-	22,230,000
Total other financing sources (uses)	22,230,000	-	-	22,230,000
NET CHANGE IN FUND BALANCES	21,438,255	1,511,267	(1,995,808)	20,953,714
FUND BALANCES, APRIL 30	\$ 21,499,074	\$ 3,455,559	\$ 389,560	\$ 25,344,193
ENDING BALANCE BY SOURCE				
Property Taxes	\$ 230,065	\$ 3,455,559	\$ 389,560	\$ 4,075,184
Debt certificates	21,269,009	-	-	21,269,009
ENDING BALANCE, APRIL 30	\$ 21,499,074	\$ 3,455,559	\$ 389,560	\$ 25,344,193

(See independent auditor's report on supplementary information.)

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2022

Name of Redevelopment Project Area:

Northeast Industrial District Tax Increment Financing

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

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, 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). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (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 (labeled Attachment J).	x	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (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	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	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)]

FY 2022

Name of Redevelopment Project Area:

Northeast Industrial District Tax Increment Financing

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 2,385,368

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	\$ 1,798	\$ 26,975,968	96%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 15,255	\$ 986,108	4%
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 Fund \$ 17,053.00

Cumulative Total Revenues/Cash Receipts \$ 27,962,076 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 460.00

Transfers to Municipal Sources \$ -

Distribution of Surplus \$ 2,012,401.00

Total Expenditures/Disbursements \$ 2,012,861

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (1,995,808)

Previous Year Adjustment (Explain Below) -

FUND BALANCE, END OF REPORTING PERIOD* \$ 389,560

* 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 2022

Name of Redevelopment Project Area:

Northeast Industrial District Tax Increment Financing

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

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.		
	-	
		\$ -
2. Annual administrative cost.		
Audit Fee	460	
		\$ 460
3. Cost of marketing sites.		
		\$ -
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 the construction of public works or improvements.		
		\$ -

**SECTION 3.2 A
PAGE 2**

7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
10. Capital costs.		
Infrastructure Improvement Project		
Spring Planting		
Devon Avenue Street Light Improvements		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

**SECTION 3.2 A
PAGE 3**

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 460

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2022

Name of Redevelopment Project Area:

Northeast Industrial District Tax Increment Financing

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE \$ 389,560

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Audit Services		\$ 460
Total Amount Designated for Project Costs		\$ 460

TOTAL AMOUNT DESIGNATED \$ 460

SURPLUS/(DEFICIT) \$ 389,100

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

FY 2022

Name of Redevelopment Project Area:

Northeast Industrial District Tax Increment Financing

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

X

Indicate an 'X' if no property was 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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2022

Name of Redevelopment Project Area:

Northeast Industrial District Tax Increment Financing

PAGE 1

Page 1 MUST 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.	
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	21

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	\$ 22,946,681	\$ -	\$ 22,946,681
Ratio of Private/Public Investment	0		0

Project 1 Name: EHB

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,000,000	\$ -	\$ 1,000,000
Ratio of Private/Public Investment	0		0

Project 2 Name: Hamlin Reconstruction

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 292,102	\$ -	\$ 292,102
Ratio of Private/Public Investment	0		0

Project 3 Name: Northeast Parkway

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 5,403,454	\$ -	\$ 5,403,454
Ratio of Private/Public Investment	0		0

Project 4 Name: Public Works Yard

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 3,490,625	\$ -	\$ 3,490,625
Ratio of Private/Public Investment	0		0

Project 5 Name: Salt Dome Facility

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 164,134	\$ -	\$ 164,134
Ratio of Private/Public Investment	0		0

Project 6 Name: Land Acquisition

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 4,672,124	\$ -	\$ 4,672,124
Ratio of Private/Public Investment	0		0

Project 7 Name: Street Lighting

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,104,424	\$ -	\$ 1,104,424
Ratio of Private/Public Investment	0		0

Project 8 Name: Watermain Replacement

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 2,662,288	\$ -	\$ 2,662,288
Ratio of Private/Public Investment	0		0

Project 9 Name: Back Up Generator

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 360,366	\$ -	\$ 360,366
Ratio of Private/Public Investment	0		0

Project 10 Name: Parking Lot Construction

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 690,890	\$ -	\$ 690,890
Ratio of Private/Public Investment	0		0

Project 11 Name: Bike Path Construction

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 406,813	\$ -	\$ 406,813
Ratio of Private/Public Investment	0		0

Project 12 Name: Cable Installation

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

Project 13 Name: Right of Way Improvements

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 89,776	\$ -	\$ 89,776
Ratio of Private/Public Investment	0		0

Project 14 Name: Streetlight Replacement

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 72,964	\$ -	\$ 72,964
Ratio of Private/Public Investment	0		0

Project 15 Name: Streetlight LED Replacement

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 77,792	\$ -	\$ 77,792
Ratio of Private/Public Investment	0		0

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

Project 16 Name: Water Tower Refurbishing

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 603,464	\$ -	\$ 603,464
Ratio of Private/Public Investment	0		0

Project 17 Name: Roadway Resurfacing

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 599,470	\$ -	\$ 599,470
Ratio of Private/Public Investment	0		0

Project 18 Name: Public Works Building Renovation

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 552,892	\$ -	\$ 552,892
Ratio of Private/Public Investment	0		0

Project 19 Name: Fuel System Renovation

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 289,582	\$ -	\$ 289,582
Ratio of Private/Public Investment	0		0

Project 20 Name: Sidewalk Installation

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 343,521	\$ -	\$ 343,521
Ratio of Private/Public Investment	0		0

Project 21 Name: Sub Area Plan

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 70,000	\$ -	\$ 70,000
Ratio of Private/Public Investment	0		0

Project 22 Name:

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

Project 23 Name:

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

Project 24 Name:

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

Project 25 Name:

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

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))

FY 2022

Name of Redevelopment Project Area:

Northeast Industrial District Tax Increment Financing

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

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

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement	The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

The amount of increment projected to be created at the time of approval of the redevelopment agreement	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, if any:

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area:

Northeast Industrial District Tax Increment Financing

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

The Northeast Industrial District is bounded by the southern sides of Touhy Avenue, directly south and west of the Lincolnwood Town Center north of Pratt Avenue, and the eastern side of Hamlin Avenue.

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

SECTION 8 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area:

Northeast Industrial District Tax Increment Financing

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

Year of Designation	Base EAV	Reporting Fiscal Year EAV
1996	\$ 37,993,733	

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

Indicate an 'X' if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Township of Niles	\$ 9,910
Village of Lincolnwood	\$ 119,365
Village of Lincolnwood Police Pension Escrow	\$ 71,575
School District 74	\$ 744,823
Community High School \$219	\$ 664,439
Oakton Community College District 535	\$ 48,671
Lincolnwood Public Library	\$ 86,331
Metro Water Reclamation District	\$ 85,670
North Shore Mosquito Abatement District	\$ 1,982
County of Cook	\$ 40,523
Forest Preserve District of Cook County	\$ 11,232
General Assistance Niles	\$ 1,542

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2022

Name of Redevelopment Project Area:

Devon/Lincoln Tax Increment Financing District

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

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, 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). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (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 (labeled Attachment J).	x	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (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	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	N/A	

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)]

FY 2022

Name of Redevelopment Project Area:

Devon/Lincoln Tax Increment Financing District

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 1,944,292

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	\$ 1,573,943	\$ 4,250,213	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 2,738	\$ 11,880	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 Fund \$ 1,576,681.00

Cumulative Total Revenues/Cash Receipts \$ 4,262,093 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 65,414.00

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 65,414

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 1,511,267

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 3,455,559

* 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 2022

Name of Redevelopment Project Area:

Devon/Lincoln Tax Increment Financing District

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

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.		
Engineering	1,685	
		\$ 1,685
2. Annual administrative cost.		
Audit Fee	460	
		\$ 460
3. Cost of marketing sites.		
		\$ -
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 the construction of public works or improvements.		
		\$ -

**SECTION 3.2 A
PAGE 3**

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 65,414

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2022

Name of Redevelopment Project Area:

Devon/Lincoln Tax Increment Financing District

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE \$ 3,455,559

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

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

TOTAL AMOUNT DESIGNATED \$ -

SURPLUS/(DEFICIT) \$ 3,455,559

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

FY 2022

Name of Redevelopment Project Area:

Devon/Lincoln Tax Increment Financing District

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

X

Indicate an 'X' if no property was 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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2022

Name of Redevelopment Project Area:

Devon/Lincoln Tax Increment Financing District

PAGE 1

Page 1 MUST 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.	
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	5

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	\$ 663,189	\$ 4,982,318	\$ 5,645,537
Ratio of Private/Public Investment	0		0

Project 1 Name: Devon Landscape

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 208,084	\$ 75,000	\$ 283,084
Ratio of Private/Public Investment	0		0

Project 2 Name: Devon Street Lighting

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 214,370	\$ 420,000	\$ 634,370
Ratio of Private/Public Investment	0		0

Project 3 Name: Lincoln Avenue Medians

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 203,053	\$ -	\$ 203,083
Ratio of Private/Public Investment	0		0

Project 4 Name: Sidewalk Improvements

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ -	\$ 75,000	\$ 75,000
Ratio of Private/Public Investment	0		0

Project 5 Name: Devon Avenue Streetscape

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 37,682	\$ 4,412,318	\$ 4,450,000
Ratio of Private/Public Investment	0		0

Project 6 Name:

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

Project 7 Name:

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

Project 8 Name:

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

Project 9 Name:

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

Project 10 Name:

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

Project 11 Name:

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

Project 12 Name:

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

Project 13 Name:

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

Project 14 Name:

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

Project 15 Name:

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

Project 16 Name:

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

Project 17 Name:

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

Project 18 Name:

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

Project 19 Name:

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

Project 20 Name:

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

Project 21 Name:

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

Project 22 Name:

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

Project 23 Name:

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

Project 24 Name:

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

Project 25 Name:

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

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))

FY 2022

Name of Redevelopment Project Area:

Devon/Lincoln Tax Increment Financing District

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

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

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement	The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

The amount of increment projected to be created at the time of approval of the redevelopment agreement	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, if any:

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area:

Devon/Lincoln Tax Increment Financing District

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

The properties generally located: (i) along Devon Avenue, from McCormick Blvd. on the east to property located immediately west of Proesel Avenue; (ii) along Lincoln Avenue, from Devon Avenue north to the property located immediately north of the Union Pacific Railroad right -of-way; and (iii) within a triangle formed by Devon, Lincoln, and Proesel Avenues, including the Union Pacific Railroad right -of -way as it extends from Devon Avenue northward to Pratt Avenue.

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

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2022

Name of Redevelopment Project Area:

North Lincoln Tax Increment Financing District

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

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, 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). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (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 submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).	x	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).	x	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (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	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	N/A	

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)]

FY 2022

Name of Redevelopment Project Area:

North Lincoln Tax Increment Financing District

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 60,819

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	\$ 169,415	\$ 270,023	1%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 291	\$ 432	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source Financing Sources if multiple other sources, attach schedule)	\$ 22,230,000	\$ 22,230,000	99%

All Amount Deposited in Special Tax Allocation Fund \$ 22,399,706.00

Cumulative Total Revenues/Cash Receipts \$ 22,500,455 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 961,451.00

Transfers to Municipal Sources \$ -

Distribution of Surplus \$ -

Total Expenditures/Disbursements \$ 961,451

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 21,438,255

Previous Year Adjustment (Explain Below) -

FUND BALANCE, END OF REPORTING PERIOD* \$ 21,499,074

* 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 2022

Name of Redevelopment Project Area:

North Lincoln Tax Increment Financing District

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

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.		
	-	
		\$ -
2. Annual administrative cost.		
Audit	460	
		\$ 460
3. Cost of marketing sites.		
		\$ -
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 the construction of public works or improvements.		
		\$ -

SECTION 3.2 A
PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
Debt Service - Interest and fiscal charges	960,991	
		\$ 960,991
TOTAL ITEMIZED EXPENDITURES		\$ 961,451

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2022

Name of Redevelopment Project Area:

North Lincoln Tax Increment Financing District

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE \$ 21,499,074

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Audit Services		\$ 460
Total Amount Designated for Project Costs		\$ 460

TOTAL AMOUNT DESIGNATED \$ 460

SURPLUS/(DEFICIT) \$ 21,498,614

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

FY 2022

Name of Redevelopment Project Area:

North Lincoln Tax Increment Financing District

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

X

Indicate an 'X' if no property was 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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2022

Name of Redevelopment Project Area:

North Lincoln Tax Increment Financing District

PAGE 1

Page 1 MUST 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 1 Name:

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

Project 2 Name:

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

Project 3 Name:

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

Project 4 Name:

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

Project 5 Name:

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

Project 6 Name:

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

Project 7 Name:

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

Project 8 Name:

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

Project 9 Name:

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

Project 10 Name:

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

Project 11 Name:

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

Project 12 Name:

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

Project 13 Name:

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

Project 14 Name:

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

Project 15 Name:

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

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

Project 16 Name:

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

Project 17 Name:

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

Project 18 Name:

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

Project 19 Name:

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

Project 20 Name:

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

Project 21 Name:

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

Project 22 Name:

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

Project 23 Name:

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

Project 24 Name:

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

Project 25 Name:

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

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))

FY 2022

Name of Redevelopment Project Area:

North Lincoln Tax Increment Financing District

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

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

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement	The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

The amount of increment projected to be created at the time of approval of the redevelopment agreement	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, if any:

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area:

North Lincoln Tax Increment Financing District

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

The Northeast Industrial District is bounded by the southern sides of Touhy Avenue, directly south and west of the Lincolnwood Town Center north of Pratt Avenue, and the eastern side of Hamlin Avenue.

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

