

FY 2019  
ANNUAL TAX INCREMENT FINANCE  
REPORT



STATE OF ILLINOIS  
COMPTROLLER  
SUSANA A. MENDOZA

Name of Municipality: Village of Niles Reporting Fiscal Year: 2019  
 County: Cook Fiscal Year End: 4/30/2019  
 Unit Code: 16/375/32

FY 2019 TIF Administrator Contact Information			
First Name: <b>Jeff</b>	Last Name: <b>Martynowicz</b>		
Address: <u>1000 Civic Center Drive</u>	Title: <u>Finance Director</u>		
Telephone: <u>847-588-8031</u>	City: <u>Niles</u>	Zip: <u>60714</u>	
E-mail- required	<u>martynowicz@vniles.com</u>		

I attest to the best of my knowledge, that this FY 2019 report of the redevelopment project area(s) in the **City/Village** of: \_\_\_\_\_ is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

\_\_\_\_\_ Date \_\_\_\_\_

**Written signature of TIF Administrator** **Date**

**Section 1** (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)\*)

FILL OUT ONE FOR EACH TIF DISTRICT			
Name of Redevelopment Project Area	Date Designated	MM/DD/20YY	Date Terminated MM/DD/20YY
Gross Point Touhy TIF 6		8/25/2015	

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

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

**Name of Redevelopment Project Area (below):**  
  
**Gross Point Touhy TIF 6**

**Primary Use of Redevelopment Project Area\*:** Combination/Mixed

\* 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   X    
 Industrial Jobs Recovery Law       

**Please utilize the information below to properly label the Attachments.**

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment (labeled Attachment A).</b>	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)] <b>Please enclose the CEO Certification (labeled Attachment B).</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)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		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)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>		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)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>		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)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	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)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	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)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>		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)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).</b>	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)] <b>If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).</b>	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) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		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)] <b>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).</b>		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)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>	X	

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

Provide an analysis of the special tax allocation fund.

FY 2019

**Gross Point Touhy TIF 6**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (68,748)

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	\$ 1,275,143	\$ 2,191,138	18%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ -	\$ -	0%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ 8,095,000	\$ 9,842,626	82%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

All Amount Deposited in Special Tax Allocation Fund \$ 9,370,143

Cumulative Total Revenues/Cash Receipts \$ 12,033,764 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 7,778,803

Transfers to Municipal Sources \$ -

Distribution of Surplus  

Total Expenditures/Disbursements \$ 7,778,803

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 1,591,340

Previous Year Adjustment (Explain Below) \$ -

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 1,522,592

\* 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**

**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.		
		-
		\$ -

<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 7,778,803</b>
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**SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)**

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

FY 2019

TIF NAME:

Gross Point Touhy TIF 6

FUND BALANCE BY SOURCE

\$ 1,522,592

Amount of Original Issuance	Amount Designated
-----------------------------	-------------------

**1. Description of Debt Obligations**

Description	Amount of Original Issuance	Amount Designated

Total Amount Designated for Obligations

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

**2. Description of Project Costs to be Paid**

Description	Amount of Original Issuance	Amount Designated

Total Amount Designated for Project Costs

\$ -

**TOTAL AMOUNT DESIGNATED**

\$ -

**SURPLUS/(DEFICIT)**

\$ 1,522,592



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

**FY 2019**

**TIF NAME:**

**Gross Point Touhy TIF 6**

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

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

**Property Acquired by the Municipality Within the Redevelopment Project Area.**

Property (1):	W.W. Grainger property
Street address:	7300 N. Melvina Avenue
Approximate size or description of property:	6.8 acres
Purchase price:	8,075,000.00
Seller of property:	W.W. Grainger. Inc.

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

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

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

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

PAGE 1

FY 2019

TIF Name:

Gross Point Touhy TIF 6

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.Select **ONE** of the following by indicating an 'X':

1. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
--	--

2. The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	4

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	\$ 10,223,254	\$ 351,192	\$ -
Ratio of Private/Public Investment	0		0

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Restoration of Leaning Tower**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 620,308	\$ 351,192	
Ratio of Private/Public Investment	0		0

**Project 2\*: Fire Station Rehab**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,941,072		
Ratio of Private/Public Investment	0		0

**Project 3\*: Grainger Property Purchase**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 7,548,838		
Ratio of Private/Public Investment	0		0

**Project 4\*: Metra Station Feasibility Study**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 113,036		
Ratio of Private/Public Investment	0		0

**Project 5\*:**

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

**Project 6\*:**

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

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

**SECTION 6  
FY 2019**

**TIF NAME:                    Gross Point Touhy TIF 6**

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

<b>Year redevelopment project area was designated</b>		<b>Base EAV</b>		<b>Reporting Fiscal Year EAV</b>
2015	\$	79,051,392	\$	88,062,146

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.

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

**SECTION 7**

Provide information about job creation and retention:

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

**SECTION 8**

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

--

<b>Optional Documents</b>	<b>Enclosed</b>
Legal description of redevelopment project area	
Map of District	



*It's possible here.*

## Attachment B

### FINANCE DEPARTMENT

**MAYOR**

Andrew Przybylo

**VILLAGE MANAGER**

Steven C. Vinezeano

**VILLAGE CLERK**

Marlene J. Victorine

**TRUSTEES**

George D. Alpogianis

John C. Jekot

Craig Niedermaier

Danette O'Donovan Matyas

Denise McCreery

Dean Strzelecki

I, Andrew Przybylo, the duly elected Chief Executive Officer of the Village of Niles, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge the Village of Niles has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act during the municipal reporting year (May 1, 2018 to April 30, 2019)

Andrew Przybylo  
Village President  
Village of Niles, Illinois

Date



## Attachment C

### FINANCE DEPARTMENT

**MAYOR**

Andrew Przybylo

**VILLAGE MANAGER**

Steven C. Vineziano

**VILLAGE CLERK**

Marlene J. Victorine

**TRUSTEES**

George D. Alpagianis

John C. Jekot

Craig Niedermaier

Danette O'Donovan Matyas

Denise McCreery

Dean Strzelecki

I, Danielle Grcic, have served as the Village Attorney for the Village of Niles, Illinois throughout the fiscal year ended April 30, 2019.

I have reviewed the accompanying information, financial and narrative, and find that the Village of Niles has conformed to all applicable requirements of the Illinois Redevelopment Allocation Act to the best of my knowledge and belief.

This opinion only relates to the time period set forth above and is based on all information available to me as of the date shown below.

 11-13-19  
Danielle Grcic Date  
Village Attorney  
Village of Niles

Activities Statement for the Gross Point Touhy TIF  
Fiscal Year 2019 (May 1, 2018 to April 30, 2019)

During the fiscal year, the following activities were undertaken in the furtherance of the redevelopment plan for the district:

- Continued work on the restoration of the Leaning Tower.
- Finalized purchase of 8.5-acre Grainger property to facilitate future redevelopment opportunities



## Attachment H

### FINANCE DEPARTMENT

#### MAYOR

Andrew Przybylo

#### VILLAGE MANAGER

Steven C. Vinezano

#### VILLAGE CLERK

Marlene J. Victorine

#### TRUSTEES

George D. Alpogianis

John C. Jekot

Craig Niedermaier

Danette O'Donovan Matyas

Denise McCreery

Dean Strzelecki

### 2018 TIF Joint Review Board Village Hall Council Meeting Room 218 May 29, 2019

The meeting was called to order at 9:00 am

Present at the meeting were:

Ross Klicker, Economic Development Coordinator/Village of Niles  
Jeff Martynowicz, Finance Director/Village of Niles  
Greg Pritz, Assistant Director of Finance and Operations-Niles-Maine District Library  
Scot Neukirch, Finance Director/Niles Park District  
Don Gelfund, Niles Township

#### **Introduction**

Jeff Martynowicz gave an opening introduction.

#### **Motion to elect chairperson**

Greg Pritz made a motion to elect Jeff Martynowicz to serve as chairperson of the 2018 Joint Review Board meeting. Seconded by Scot Neukirch and all approved.

#### **Review 2017 Joint Review Board Minutes**

The minutes from the 2017 JRB meeting were up for approval. Motion was made and all concurred.

#### **Review 2018 Annual Comptroller's Report**

#### **Milwaukee-Touhy TIF**

Jeff Martynowicz reviewed the annual performance of the Milwaukee-Touhy TIF Districts, referring to the Comptroller reports, related schedules and fund balances. Jeff stated that the Milwaukee-Touhy TIF reported an ending fund balance as of 4/30/2018 of (\$721,756) after all designated projects are accounted for. Scot Neukirch asked about future property tax increment, purchase of properties and

surplus distribution of \$3.5 million from for building public facilities in the TIF. Jeff Martynowicz responded the Village Board is aware of the surplus distribution requirement and stated the surplus would be distributed by December 31,2019, along with any other surplus after the \$3.5 million legal requirement. Motion to approve was made by John Gelfund, seconded by Greg Pritz and approved by voice vote.

### **Gross Point-Touhy TIF**

Jeff Martynowicz reviewed the Gross Point-Touhy TIF. This TIF has a negative fund of (\$68,748) balance because it is newer but funds will continue to grow with anticipated projects and the balance should show positive at the end of the TIFs life. Scot Neukirch asked about the Ehlers report regarding redevelopment of the TIF. Ross Klicker stated the report is conceptual in nature and the dollar values for redevelopment are not official. Motion to approve was made by Greg Pritz, seconded by Scot Neukirch and approved by voice vote.

### **Other Business**

None

### **Public Comment**

None

### **Adjournment**

Motion was made to adjourn at 9:35 am and all concurred.



**Village of Niles, Illinois  
Gross Point Touhy TIF #6 Area  
Financial and Compliance Report  
For the Year Ended April 30, 2019**

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## INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

The Honorable Mayor and Board of Trustees  
Village of Niles, 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 Niles, Illinois** (Village), as of and for the year ended April 30, 2019, and the statements of revenues, expenditures and changes in fund balance – budget and actual for the General Fund and Gross Point Touhy TIF Fund (major Special Revenue Fund) and the related notes to the financial statements, which collectively comprise the Village's basic financial statements and have issued our report thereon dated November 13, 2019, which contained an unmodified opinion on those financial statements. Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements as a whole.

The accompanying *Schedule of Balance Sheet Information and Schedule of Revenues, Expenditures and Changes in Fund Deficit Information* for the **Gross Point Touhy TIF #6 Area of the Village of Niles, Illinois**, as of and for the year ended April 30, 2019, is presented for the purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates 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 basic 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.

*Selden Fox, Ltd.*

November 13, 2019

**Village of Niles, Illinois  
Gross Point Touhy TIF #6 Area  
Schedule of Balance Sheet Information  
April 30, 2019**

---

<b>Assets</b>	
Cash and cash equivalents	<u>\$ 1,541,446</u>
<b>Liabilities</b>	
Accounts payable	<u>\$ 18,854</u>
<b>Fund Balance</b>	
Restricted for surplus distribution to taxing bodies	<u>1,522,592</u>
<b>Total liabilities and fund balance</b>	<u>\$ 1,541,446</u>

See independent auditor's report on supplementary information.

**Village of Niles, Illinois  
Gross Point Touhy TIF #6 Area  
Schedule of Revenues, Expenditures and Changes  
in Fund Deficit Information  
For the Year Ended April 30, 2019**

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Revenues:	
Property taxes	<u>\$ 1,275,143</u>
Expenditures:	
Current - economic development	189,874
Capital outlay	<u>7,588,929</u>
<b>Total expenditures</b>	<u><b>7,778,803</b></u>
<b>Revenues under expenditures         before other financing sources</b>	<b>(6,503,660)</b>
Other financing sources - transfer in	<u>8,095,000</u>
<b>Net change in fund balance</b>	<b>1,591,340</b>
Fund deficit:	
Beginning of the year	<u>(68,748)</u>
End of the year	<u><b>\$ 1,522,592</b></u>

See independent auditor's report on supplementary information.

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## INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE

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

We have audited the **Village of Niles, Illinois'** (Village), compliance 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) applicable to the Village's **Gross Point Touhy TIF #6 Area** for the year ended April 30, 2019. Compliance with the requirements referred to above is the responsibility of the Village's management. Our responsibility is to express an opinion on the Village's compliance based on our audit.

We conducted our audit of compliance 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 noncompliance with the compliance requirements referred to above that could have a material effect on the Village's Gross Point Touhy TIF #6 Area project occurred. An audit includes examining, on a test basis, evidence about the Village's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Village's compliance with those requirements.

In our opinion, the Village complied, in all material respects, with the compliance requirements referred to above that are applicable to the Village's Gross Point Touhy TIF #6 Area project for the year ended April 30, 2019.

This report is intended solely for the information and use of management, the Mayor, the Board of Trustees, each governmental entity within the TIF project area, the State Comptroller and others within the State of Illinois, and is not intended to be and should not be used by anyone other than these specified parties.

*Selden Fox, Ltd.*

November 13, 2019