

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

FY 2020

Name of Redevelopment Project Area (below):	Milwaukee/Touhy TIF 4
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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):	<input type="checkbox"/> Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/> <u> </u> Industrial Jobs Recovery Law
--	---

Please utilize the information below to properly label the Attachments.

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

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

FY 2020

Milwaukee/Touhy TIF 4

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 2,476,548

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	\$ 2,565,229	\$ 38,328,384	90%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 59,165	\$ 594,380	1%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ 3,780,000	9%
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 \$ 2,624,394

Cumulative Total Revenues/Cash Receipts \$ 42,702,764 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 768,512

Transfers to Municipal Sources \$ -

Distribution of Surplus \$ 3,400,592

Total Expenditures/Disbursements \$ 4,169,104

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (1,544,710)

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 931,838

* 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 2020

TIF NAME:

Milwaukee/Touhy TIF 4

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

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Architecture	36,440	
Environmental	16,286	
Financial consulting	7,047	
Landscape architecture	5,205	
Legal	7,721	
TIF administration	1,500	
		\$ 74,199
2. Annual administrative cost.		
Annual conference	1,225	
		\$ 1,225
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.		
Public Works Facility fuel station	613,717	
		\$ 613,717

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

FY 2020

TIF NAME:

Milwaukee/Touhy TIF 4

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

X

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

Property Acquired by the Municipality Within the Redevelopment Project Area.

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

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

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

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

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:	

Property (8):	
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 2020

TIF Name:

Milwaukee/Touhy TIF 4

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

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
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:	8

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)	\$ 2,150,000	\$ -	\$ -
Public Investment Undertaken	\$ 15,844,067	\$ 265,000	\$ -
Ratio of Private/Public Investment	8/59		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: New Public Works Admin Building

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 3,353,485		
Ratio of Private/Public Investment	0		0

Project 2*: New Police Station

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 9,192,775		
Ratio of Private/Public Investment	0		0

Project 3*: Old Maint. Garage Rehabilitation

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 532,387	\$ 190,000	
Ratio of Private/Public Investment	0		0

Project 4*: Police Station Entrance Rehab/Repair

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,867,884		
Ratio of Private/Public Investment	0		0

Project 5*: Development of SE Corner Milw/Touhy

Private Investment Undertaken (See Instructions)	\$ 2,150,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6*: Touhy Maint, Building Roof Restoration

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 208,819		
Ratio of Private/Public Investment	0		0

Project 7*: Hartz Plaza

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

Project 8*: PW Facility Fuel Station

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 613,717		
Ratio of Private/Public Investment	0		0

Project 9*:

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

Project 10*:

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

Project 11*:

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

Project 12*:

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

Project 13*:

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

Project 14*:

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

Project 15*:

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 2020

TIF NAME: **Milwaukee/Touhy TIF 4**

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

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
1996	\$ 12,285,769	\$ 57,791,701

List all overlapping tax districts in the redevelopment project area.

If overlapping taxing district received a surplus, list the surplus.

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

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
County of Cook	\$ 212,948
Consolidated Elections	\$ 14,072
Forest Preserve District of Cook County	\$ 27,674
Town Niles	\$ 21,107
General Assistance Niles	\$ 3,285
Village of Niles	\$ 230,302
School District 71	\$ 845,693
Community High School 219	\$ 1,415,113
Oakton Community College District 535	\$ 103,660
Niles Park District	\$ 180,116
Niles-Maine District Library	\$ 159,943
Metro Water Reclamation District of Gr Chgo	\$ 182,459
North Shore Mosquito Abatement District	\$ 4,220

SECTION 7

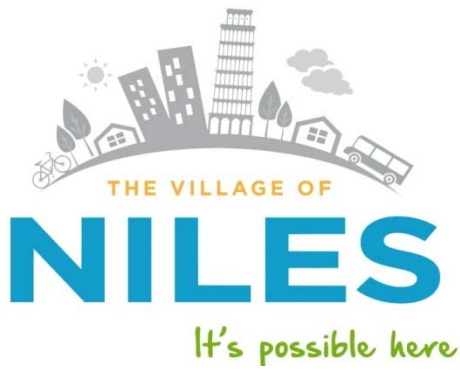
Provide information about job creation and retention:

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

SECTION 8

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

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



Attachment B

Finance Department

MAYOR
Andrew Przybylo

**VILLAGE
MANAGER**
Steven C. Vinezeano

VILLAGE CLERK
Marlene J. Victorine

TRUSTEES
George D. Alpogianis
John C. Jekot
Joe LoVerde
Danette O'Donovan Matyas
Denise McCreery
Dean Strzelecki

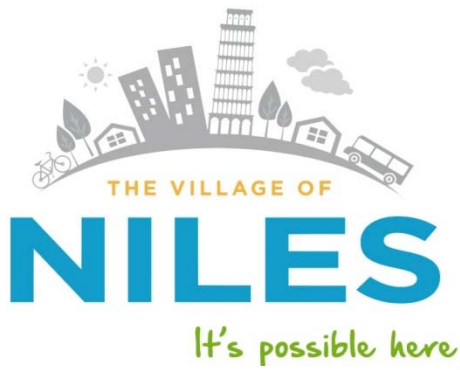
I, George D. Alpogianis, the duly elected Chief Executive Officer of the Village of Niles, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the Village of Niles has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act during the municipal reporting year (May 1, 2019, to April 30, 2020).

George Alpogianis

Date

Village President

Village of Niles, Illinois



Attachment C

Finance Department

MAYOR
Andrew Przybylo

**VILLAGE
MANAGER**
Steven C. Vinezeano

VILLAGE CLERK
Marlene J. Victorine

TRUSTEES
George D. Alpogianis
John C. Jekot
Joe LoVerde
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, 2020.

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.

Danielle Grcic	Date
Village Attorney	
Village of Niles, Illinois	

Attachment D

Activities Statement for the Milwaukee/Touhy TIF Fiscal Year 2020 (May 1, 2019 to April 30, 2020)

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

- The Village completed work on a new Public Works Facility fuel station.
- The Village made a surplus distribution of \$3,400,592, split among thirteen overlapping districts.

**Village of Niles, Illinois
Milwaukee/Touhy TIF #4 Area
Financial and Compliance Report
For the Year Ended April 30, 2020**

Table of Contents

Independent Auditor's Report on Supplementary Information	1
Financial Statements:	
Schedule of Balance Sheet Information	2
Schedule of Revenues, Expenditures and Changes in Fund Balance Information	3
Independent Auditor's Report on Compliance	4

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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, 2020, and the statements of revenues, expenditures and changes in fund balance – budget and actual for the General Fund and Municipal Waste 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 April 12, 2021, 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 Balance Information* for the **Milwaukee/Touhy TIF #4 Area of the Village of Niles, Illinois**, as of and for the year ended April 30, 2020, 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.

April 12, 2021

**Village of Niles, Illinois
Milwaukee/Touhy TIF #4 Area
Schedule of Balance Sheet Information
April 30, 2020**

Assets	
Cash and cash equivalents	\$ 3,556,153
Allowance on IMET	<u>(39,303)</u>
Total assets	<u>\$ 3,516,850</u>
 Liabilities	
Accounts payable	<u>\$ 13,131</u>
 Fund Balance	
Restricted for surplus distribution to taxing bodies	<u>931,838</u>
Total fund balance	<u>931,838</u>
Total liabilities and fund balance	<u>\$ 944,969</u>

See independent auditor's report on supplementary information.

**Village of Niles, Illinois
Milwaukee/Touhy TIF #4 Area
Schedule of Revenues, Expenditures and Changes
in Fund Balance Information
For the Year Ended April 30, 2020**

Revenues:	
Property taxes	\$ 2,565,229
Investment income	<u>59,165</u>
Total revenues	<u>2,624,394</u>
Expenditures:	
Current - economic development	3,448,056
Capital outlay	641,678
Debt service:	
Principal retirement	77,625
Interest and fees	<u>1,746</u>
Total expenditures	<u>4,169,105</u>
Net change in fund balance	(1,544,711)
Fund balance:	
Beginning of the year	<u>2,476,549</u>
End of the year	<u>\$ 931,838</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 **Milwaukee/Touhy TIF #4 Area** for the year ended April 30, 2020. 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 Milwaukee/Touhy TIF #4 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 Milwaukee/Touhy TIF #4 Area project for the year ended April 30, 2020.

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.

April 12, 2021