FY 2015 ANNUAL TAX INCREMENT FINANCE REPORT



Name of Municipality:	Village of Villa Park	Reporting Fi	scal Year:	2015
County:	DuPage	Fiscal Year	End:	4/30/2015
Unit Code:	022/100/32			
	TIF Administrat	tor Contact Info	ormation	
First Name: Richard		Last Name:	Keehner Jr.	
Address: 20 S. Ardr		Title:	Village Manager	
Telephone: 630-592-6	051	City:	Villa Park 2	Zip: 60181
Mobile		E-mail- required	rkeehnerjr@invillapark.co	nm
Mobile		Best way to	x Email	Phone
Provider		contact	Mobile	Mail
is complete and accura	ny knowledge, this report of the relate at the end of this reporting Fis at, seq.] Of the Industrial Jobs Re	cal year under t	he Tax Increment Allocatio	n Redevelopment Act
Section 1 (65 ILCS 5/	11-74.4-5 (d) (1.5) and 65 ILCS 5			
Name of Red	development Project Area		ate Designated	Date Terminated
TIF #6, NORTH ARDMOR			9/22/2014	
0				

^{*}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 <u>each</u> redevelopment project area listed in Section 1.] FY 205

	TIF #6, NORTH
Name of Redevelopment Project Area:	ARDMORE/VERMONT
Primary Use of Redevelopment Project Area*:	Combination/Mixed
If "Combination/Mixed" List Component Types:	Retail/Residential
Under which section of the Illinois Municipal Code was Redevelopment Project	: Area designated? (check one):
Tax Increment Allocation Redevelopment Act _x Industrial Jobs Re	covery Law

	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)]		
f 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		×
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and	1000	
5/11-74.6-22 (d) (4)]	SK EW LA	
Please enclose the Legal Counsel Opinion labeled Attachment C		×
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan,	. 1	
ncluding any project implemented in the preceding fiscal year and a description of the activities		
undertaken? [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		
		×
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	
s 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)]	l l	
If yes, please enclose the Additional Information labeled Attachment F	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have		
received or are receiving payments financed by tax increment revenues produced by the same TIF? [65		
ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)]		
If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65		
ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)]	1 1	
If yes, please enclose the Joint Review Board Report labeled Attachment H	X	
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and		
5/11-74.6-22 (d) (8) (A)]		
If yes, please enclose the Official Statement labeled Attachment I	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of	1	
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 yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits from any source equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2)	1	
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, please enclose a certified letter statement reviewing compliance with the Act labeled		
Attachment L	х	
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting		
of any money transferred or received by the municipality during that fiscal year pursuant to those		
intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)]		
If yes, please enclose list only, not actual agreements labeled Attachment M	х	

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

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

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TIF NAME: TIF #6, NORTH ARDMORE/VERMONT

SURPLUS*/(DEFICIT)(Carried forward from Section 3.3)

	V
Fund Balance at Beginning of Reporting Period	\$ -

	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ -	\$ -	0%
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			0%
Private Sources			0%
Other (identify source; if multiple other sources, attach schedule)			0%
Total Amount Deposited in Special Tax Allocation Fund During Reporting Period	\$ -]	
Fund During Reporting Period	3	1	
Computative Total Devenues/Cook Possints		(.	0%
Cumulative Total Revenues/Cash Receipts		\$ -	0%
Cumulative Total Revenues/Cash Receipts Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	\$ 87,146	1	0%
	\$ 87,146	1	0%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	\$ 87,146]	0%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) Distribution of Surplus]	0%

(87,146)

\$

FY 2015

TIF NAME: TIF #6, NORTH ARDMORE/VERMONT

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-	Amounts	Reporting Flscal Year
. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		PANEL PLANS
Legal	984	Life III An Alexander
TIF Services	5,551	
		THE REPORT OF THE PARTY OF THE
		\$ 6,535
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		NAME OF THE PARTY.
		DISTRIBUTION SHIPS NO THE
		\$ -
3.Property assembly: property acquisition, building demolition, site preparation and environmental	CONTRACTOR OF THE PARTY OF THE	Been what the same and the same
site improvement costs. Subsections (q)(2), (o)(2) and (o)(3)		
side improvement costo. Capacidina (4/12)1 (5/12) and (5/14)		
		THE RESERVE OF THE RE
		AND AND LOUGHEST AND
		100
		Everies III Veries Annie
		6
 Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. 		\$ -
Subsection (q)(3) and (o)(4)		Water History and Production Science
		www.turioSurieysungsung
		KV A-12 E SIDE
		DEMINISTRATIFACIONE X
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)	THE SAME COLUMN TO A SAME	
Parking Lot	80,611	
		THE PROPERTY OF THE
		\$ 80,61
 Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs 		STATE OF THE REAL PROPERTY.
Recovery TiFs ONLY	COST OF CALL AND ADDRESS OF THE ASSESSMENT	
		DU LES DE DE LE REIL COL
		TOTAL SERVICE SERVICE
		THE WHAT IS THE
		NAME OF THE PARTY OF THE
		THE REPORT OF THE PARTY OF THE

SECTION 3.2 A		
PAGE 2		
7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7)		TOTAL TO LABOR.
and (o)(12)	254 1.25 21 11 2115	
		THE RESERVE
		mesiate, ivalant les sites
		and the same of the same
		\$ -
	The Mark Control of the Control of t	MIS DAY HELD TO THE
8.Financing costs related to obligations issued by the municipality. Subsection (q) (6) and (o)(8)		
		NO THE PARTY NAMED IN
		White State of State
		The seminative services
		CONTROL TO SERVICE SUITS OF
		*
		\$
9. Approved taxing district's capital costs. Subsection (q)(7) and (o)(9)	CANADA CENTRAL SE	
		TOP CANDES OF THE PARTY OF THE
		A CONTRACTOR OF THE STATE OF TH
		\$ -
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing	EI WORLD CLASS OF	END OF CARSONS IN
projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
projecte. Casacceter (4)(7.15)		
		The second second
		CO. SHEYER THE STREET
	Maria de la companione de	\$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		S. D. S. D. M. C. S. M. C. S.
		The Mark State of the State of
		THE PARTY OF THE P
		A THE STORE IS A STORE OF STOR
		\$ -
18 D		
12.Payments in lieu of taxes as defined in Subsections 11-74.43(m) and 11-74.6-10(k). Subsection (q)(9) and (o)(11)		
(d)(a) and (o)(11)		A THE COURSE OF STREET
		Nome to the second seco
		\$ -
13. Costs of job training, retraining advanced vocational or career education provided by other	S. A. St. Park	
taxing bodies. Subsection (q)(10) and (o)(12)	Man colorana - Wy I by St.	
		102 TE 18 9 (15)
		34,0 8,0 000,000

SECTION 3.2 A	
PAGE 3	
 Costs of relmbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E) 	
	San
	Figure is single from the Land
	\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY	
	first contract of the second
	\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY	
The Constant and the Constant and Constant a	
	S Markov Market Line
	s -
TOTAL ITEMIZED EXPENDITURES	\$ 87,146

Section 3.2 B

LI TOIS	FY	2015
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TIF NAME: TIF #6, NORTH ARDMORE/VERMONT

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

_____ There were no vendors, including other municipal funds, paid in excess of \$10,000 during the current reporting period.

Name	Service	Amount
Chicagoland Paving	Parking Lot	\$ 80,611.2

		M

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

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period FY 2015

TIF NAME: TIF #6, NORTH ARDMORE/VERMONT

SURPLUS*/(DEFICIT)

FUND BALANCE, END OF REPORTING PERIOD		\$ (87,146
	Amount of Original Issuance	Amount Designated
. Description of Debt Obligations		
Total Amount Designated for Obligations	\$ -	\$
2. Description of Project Costs to be Paid		
	WAR STATE OF THE SAME OF	
	. 125 J. H. F.	
	North Control of the	I
Total Amount Designated for Project Costs		\$
TOTAL AMOUNT DESIGNATED		\$
SURPLUS*/(DEFICIT)		\$ (87,14

^{*} NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

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

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TIF NAME: TIF #6, NORTH ARDMORE/VERMONT

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

__x___ No property was acquired by the Municipality Within the Redevelopment Project Area

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
,	
Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G) PAGE 1

FY 2015

TIF NAME: TIF #6, NORTH ARDMORE/VERMONT

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

Box below must be filled in with either a check or number of projects, not both

Check if NO projects were undertaken by the Municipality	y Within th	e Redevelopm	ent Project Area:	
ENTER total number of projects undertaken by the Municand list them in detail below*.	cipality Wi	thin the Redev	elopment Project Area	_2
TOTAL:	11/1/	99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to
Private Investment Undertaken (See Instructions)	\$	-	\$ -	\$ -
Public Investment Undertaken	\$	236,658	\$ -	\$ -
Ratio of Private/Public Investment		0		0
Project 1: *IF PROJECTS ARE LISTED NUMBER MUS North Ardmore Streetscape	ST BE EN	TERED ABOV	E	
Private Investment Undertaken (See Instructions)				\$ -
Public Investment Undertaken	\$	156,047		
Ratio of Private/Public Investment		0		0
Project 2: Commuter lot and station repairs				
Private Investment Undertaken (See Instructions)				
Public Investment Undertaken	\$	80,611		
Ratio of Private/Public Investment		0		0
Project 3:				
Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0
Project 4:				
Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0
Project 5:				
Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0
Project 6:				
Private Investment Undertaken (See Instructions)				
Public Investment Undertaken				
Ratio of Private/Public Investment		0		0

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

SECTION 6

FY 2015

TIF NAME: TIF #6, NORTH ARDMORE/VERMONT

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

 2014
 \$ 2,234,455
 \$ 2,208,284

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

__x___ The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts	
DuPage County	\$ -	
Forest Preserve	\$	
DuPage Water Commission	\$ -	
Dupage Airport Authority	\$	
York Township	\$	
York Township Road	\$	
Village of Villa Park	\$ -	
Villa Park Library	\$ -	
Salt Creek Sanitary	\$ -	
Grade School Dist #45	\$	
High School Dist #88	\$	
Junior College #502	\$	
	\$	
	\$ -	
	\$ -	

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	
			\$	
			\$	C.
			\$	
			\$	8
			\$	39
			\$	
			\$	

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		

Village of Villa Park, Illinois

Unit Code 022/100/32

CERTIFICATION OF CHIEF EXECUTIVE OFFICER

I, Deborah Bullwinkel, the President of the Village of Villa Park, DuPage County, Illinois, Certify that the Village has complied with all the requirements of the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.1-1, *et seq.*, during the fiscal year ending April 30, 2015, in connection with the administration of the North Ardmore/Vermont (TIF 6) Tax Increment Redevelopment Project Area.

Deborah Bullwinkel, President

AttachmentC

LAW OFFICE KATHLEEN FIELD ORR & ASSOCIATES

53 West Jackson Blvd., Suite 964 Chicago, Illinois 60604 (312)382-2113 (312)382-2127 facsimile

KATHLEEN FIELD ORR kfo@kfoassoc.com

December 19, 2016

Susana Mendoza, State Comptroller State of Illinois Building 100 West Randolph Street Suite 15-500 Chicago, Illinois 60601

Re: Village of Villa Park TIF 6 North Ardmore/Vermont for the Fiscal Year Ending April 30, 2015

Dear Sir:

I, Kathleen Field Orr, am the Tax Increment Financing attorney for the Village of Villa Park, DuPage County, Illinois, and have been such throughout the fiscal year covered by this Report.

I reviewed all of the information provided to me by the Village Administration and I find that the Village of Villa Park, Illinois, has conformed with all of the applicable provisions of the Illinois Tax Increment Allocation Redevelopment Act.

This opinion relates only to the time periods set forth and is based on all information available to me at the end of said fiscal year.

Very truly yours,

KATHLEEN FIELD ORR & ASSOCIATES

KATHLEEN FIELD ORR

KFO/kms

ATTACHMENT D

TIF 6, NORTH ARDMORE/VERMONT

North Ardmore Streetscape

Payments were for local share of infrastructure improvement for economic development and business attraction/retention.

Commuter Lot and Station Repairs

The Commuter lot and station underwent repairs and maintenance to ensure adequacy of the public facility.