City of Urbana
Tax Increment Finance Joint Review Board

AGENDA

Date: Thursday, February 3, 2022
Time: 3:00 pm
Location: Meeting via Zoom Webinar (Meeting ID: 861 7179 9484)

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1. CALL TO ORDER
2. INTRODUCTION OF JRB MEMBERS
3. SELECTION OF PUBLIC MEMBER BY MAJORITY VOTE
4. SELECTION OF CHAIRPERSON BY MAJORITY VOTE
5. REVIEW OF MINUTES
6. PUBLIC COMMENT
7. OVERVIEW OF TIF ACTIVITIES AND PROJECTS
8. INTERIM STRATEGIC ECONOMIC DEVELOPMENT PLAN (ISEDP)
9. CONNECTING TIF 4 AND CENTRAL TIF DISCUSSION
10. COMMENTS & QUESTIONS
10. ADJOURNMENT

Persons with disabilities needing services or accommodations for this hearing should contact the City of Urbana's Americans with Disabilities Act Coordinator at hro@urbanaillinois.us

City of Urbana
Tax Increment Finance Joint Review Board

DATE : **Thursday, February 3, 2022**
TIME : **3:00 PM**
Place : **Meeting via Zoom Webinar (Meeting ID : 861 7179 9484)**

Due to the Governor's shelter in place order, the Urbana City Council Chambers will be not be open to the public during this meeting. Anyone can watch the meeting on streaming services, UPTV, or attend virtually via Zoom. Additional instructions are below.

You are invited to a Zoom webinar.
When: Feb 3, 2022 03:00 PM Central Time (US and Canada)
Topic: The Annual TIF Joint Review Board and Enterprise Zone Advisory Board

Please click the link below to join the webinar:
https://us02web.zoom.us/j/86171799484
Or One tap mobile :
US: +13126266799,,86171799484# or +13017158592,,86171799484#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 301 715 8592 or +1 929 205 6099 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799
Webinar ID: 861 7179 9484
International numbers available: https://us02web.zoom.us/u/kb6wPccGZ

PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner.

Public Input will be taken in the following ways:

Zoom Webinar Participant

Click on the link listed in the agenda to join the Webinar. You must provide your name and email address in order to join the Webinar. If you wish to speak during Public Input, "raise your hand" and wait to be called on by the meeting host. You must state your first and last name for the meeting record. Participants will be muted except when they are called on to speak; video will remain off for all members of the public when speaking.

Telephone Participant

Call the phone number listed on the Agenda. Enter the Webinar ID followed by the # key. All callers are muted by default. If you wish to speak, "raise your hand" by pressing *9 once. When you are called on by the host or presiding officer you will be un-muted. You must state your first name and last name for the meeting record.

Email Input

Public comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted) at the following: citycouncil@urbanaillinois.us. The subject line of the email must include the words "PUBLIC INPUT" and the meeting date. Your email will be sent to all City Council members, the Mayor, City Administrator, and City Clerk. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted. Copies of emails will be posted after the meeting minutes have been approved.

Written Input

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Verbal Input

Protocol for Public Input is one of respect for the process, and respect for others. Ridicule, obscene or profane language, lack of respect for others, and personal attacks are not acceptable behavior. Public Input shall not be used to air personal grievances. Speakers should address all comments to the public body as a whole and not to individual members or City staff.

Public comment shall be limited to no more than four (4) minutes per person. The Public Input portion of the meeting shall total no more than one (1) hour, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. All public comments should be addressed to the public body as a whole. A person may participate and provide Public Input once during a meeting and may not cede time to another person, or split their time if Public Input is held at two (2) or more different times during a meeting. The presiding officer may give priority to those persons who indicate they wish to speak on an agenda item upon which a vote will be taken.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

Accommodation

If an accommodation is needed to participate in a City meeting, please contact the City Clerk's Office at least 48 hours in advance so that special arrangements can be made using one of the following methods:

- Phone: 217.384.2366
- Email: CityClerk@urbanaillinois.us

*In order to maintain reasonable decorum at a public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who uses abusive, harassing, threatening, or defamatory language, or who engages in disorderly conduct that disrupts, disturbs, or otherwise impedes the orderly conduct of a meeting. Any member of the public body participating in the meeting also may raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such remarks or conduct after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker's microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via email to the public body for inclusion in the meeting record.

***Definitions of Types of Language and Conduct That May Warrant Verbal Warning:**

"Abusive" means harsh, violent, profane, or derogatory language which would demean the dignity of an individual or which is intended to humiliate, mock, insult or belittle an individual.
https://www.lawinsider.com/dictionary/abusive-language

"Harassing" means to annoy or bother someone in a constant or repeated way; to make repeated attacks on another person.
https://www.learnersdictionary.com/definition/harass

"Threatening" means to say that you will harm someone or do something unpleasant or unwanted especially in order to make someone do what you want.
https://www.learnersdictionary.com/definition/threaten

"Defamatory" means a statement or communication that tends to harm a person's reputation by subjecting the person to public contempt, disgrace, or ridicule, or by adversely affecting the person's business. A statement that is likely to lower that person in the estimation of reasonable people and in particular to cause that person to be regarded with feelings of hatred, contempt, ridicule, fear, or dislike.
Black's Law Dictionary (11th ed. 2019)

Citations that Authorize the Presiding Officer to Bar Offensive Language During Public Comment:

The following citations provide the legal basis for adopting UCC Section 2-5(b)(1)(d) that allows the presiding officer of a City Council, Committee of the Whole, or a City-sponsored board or commission regulate "abusive, harassing, threatening, or defamatory language" during public comment. The following Attorney General binding opinions and case law essentially classify abusive, "harassing, threatening and defamatory language as "manner", not "content", of speech that can be reasonably regulated under the First Amendment. UCC Section 2-5(c) (Ordinance No. 2020-09-049. Attorney General binding opinion numbers 2019 PAC 59187, 2018 PAC 55462, 2016 PAC 45349; Milestone v. City of Monroe, Wisconsin, 665 F.3d 774, 783-784 (7th Cir. 2011); Vega v. Chicago Board of Education, 338 F.Supp.3d 806, 811 (N.D. Ill. 2018); Sandefur v. Vill. of Hanover Park, 862 F.Supp.2d 840, 847 (N.D. Ill. 2012); I.A. Rana Enterprises, Inc. v. City of Aurora, 630 F.Supp.2d 912, 920-923 (D.C. N.D. 2009)

Minutes of Annual Meeting

TAX INCREMENT FINANCE JOINT REVIEW BOARD (FY2020)

Date: Tuesday, February 2, 2021

Time: 3:00 p.m.

Place: Meeting via Zoom Webinar (Meeting ID: 854 4632 8249)

MEMBERS PRESENT: Hon. Diane S. Wolfe Marlin, Mayor, City of Urbana
Michael Walker, President, Urbana Park District Board
Darlene Kloeppel, County Executive, Champaign County
Michelle Wright, Finance Director, CUMTD
Wayne T. Williams Jr., Assessor, Cunningham Township
John Dimit, School Board President, Urbana School District #116
Tim Bartlett, Executive Director, Urbana Park District

STAFF PRESENT: Carol Mitten, City Administrator
Lorrie Pearson, Community Development Services Director
William Kolschowsky, Management Analyst
Jing Lin, Staff Accountant
Stepheny McMahon, Interim Economic Development Supervisor
Jason Liggett
Darius White, Economic Development Coordinator

OTHERS PRESENT: Carol Baker, Chief Financial Officer, Urbana School District #116
Dr. Jennifer Ivory-Tatum, Superintendent, Urbana School Dist #116
Kathy Larson, CCRPC, Economic Development Specialist
Kenneth Beth, Consulting Attorney
Bill Brown, Urbana City Council
Dennis Roberts, Urbana City Council
Tina Stover, Owner, Enchantment Alley, Public Member

I. CALL TO ORDER

Mayor Marlin called the meeting to order at 3:01pm., and a quorum of the Joint Review Board members was declared to be present.

II. INTRODUCTION OF JRB MEMBERS

DRAFT

The members of the Tax Increment Finance Joint Review Board introduced themselves individually.

III. SELECTION OF PUBLIC MEMBER BY MAJORITY VOTE

Mayor Marlin asked for a nomination for a public member. Mr. Dimit nominated and moved to approve Ms. Stover for public member. Ms. Kloeppel seconded the motion. The selection was approved by unanimous voice vote. Mr. Dimit voiced that he would like to see a community member who could serve a longer time period over multiple years to gain continuity.

IV. SELECTION OF CHAIRPERSON BY MAJORITY VOTE

Mayor Marlin asked for a nomination for a chairperson of the Board. Mr. Bartlett nominated and moved to approve Mayor Marlin for chairperson of the Board. Mr. Dimit seconded the motion. The selection was approved by unanimous voice vote.

V. REVIEW OF MINUTES

The minutes of the January 23, 2020 meeting were reviewed by the Board. Ms. Kloeppel moved to accept the minutes. Mr. Walker seconded the motion. Mr. Williams requested the addition of Jr. be added to his name. All Board members present were in favor of approval, and the minutes were unanimously approved with corrections.

VI. PUBLIC COMMENT

No public comment

VIII. PRESENTATION AND OVERVIEW OF TIF ACTIVITIES – TIFs 1 through 4

Ms. McMahon summarized the activities and expenditures for the City of Urbana's four Tax Increment Finance (TIF) districts for Fiscal Year 2019-2020 as per the memo presented at the meeting.

Regarding TIF 2:
The fund balance at the beginning of the reporting period was $1,459,593. The fund balance at the end of the reporting period was $1,423,216. Following her overview of the assistance programs and financial status of TIF 2, Ms. McMahon briefly highlighted projects both ongoing and completed within the same. Mr. Dimit asked if we expect a balance remaining in TIF 2 at the end of FY2022. Ms. McMahon responded that she would need to look into that.

Regarding TIF 4:
The fund balance at the beginning of the reporting period was $2,246,275. The fund balance at the end of the reporting period was $2,667,647. Following her overview of the assistance programs and financial status of TIF 4, Ms. McMahon briefly highlighted projects both ongoing and completed within the same. Mr. Williams asked if the FY2020 numbers could be presented. Ms. McMahon stated that the balances are correct, but the dates on the presentation were not updated. She will make corrections and send out an accurate copy after the meeting.

DRAFT

Regarding Central TIF:
The fund balance at the beginning of the reporting period was $60,332. The fund balance at the end of the reporting period was $(82,899). Following her overview of the assistance programs and financial status of the Central TIF District, Ms. McMahon briefly highlighted projects both ongoing and completed within the same

Regarding TIF 1:
The fund balance at the beginning of the reporting period was $82,936. The fund balance at the end of the reporting period was $84,919. Following her overview of the assistance programs and financial status of TIF 1, Ms. McMahon briefly highlighted projects both ongoing and completed within the same. She also mentioned that checks were cut to each of the taxing bodies to zero out the remaining balance.

X. COMMENTS & QUESTIONS

Ms. Wright asked if the 200 Vine project is residential only. Ms. McMahon responded yes. Ms. Pearson added that there are two work-live units included in the project.

Mr. Williams asked why the starting balance of TIF 2 was higher than the previous years ending balance. Ms. McMahon responded that a $32,000 post was entered twice and had been corrected.

The question was asked if grant funds given to Yellow Canary and Hex Next could be reimbursed as the businesses had since closed. Ms. McMahon responded that they could not but that the Business Development and Opening grant programs were being reviewed.

Mr. Dimit asked if there would be any remaining balance at the end of FY2022 in TIF 2. Ms. McMahon responded that she would have to look into that after the meeting. Ms. Pearson reminded the group that funds could be ported between contiguous TIF districts and that the City would be looking at the plans for the next few years. Ms. Larson asked if there would be another two Boneyard debt service payments which would use the majority of remaining funds. Mr. Dimit added that there will also be additional revenue coming in and it would be nice information to have for the taxing bodies as they are planning for the future.

Mr. Williams asked if we track how much extra EAV will be available after the TIF ends. Ms. McMahon responded that she expects that information to be covered in the next presentation. Mr. Dimit says that he tracks the estimated EAV for the school.

XI. ADJOURNMENT

The meeting was adjourned at 3:28 p.m. by Mayor Marlin.

Respectfully submitted,

Stepheny McMahon, TIF Administrator

DRAFT

DRAFT

TO: TIF Joint Review Board Members

FROM: Stepheny McMahon, Economic Development Supervisor & TIF Administrator

DATE: February 3, 2022

RE: **Summary of Activities in All TIF Districts for Fiscal Year 2021**

The following is a summary of the projects and activities that took place in the TIF districts during Fiscal Year 2021, covering the period of July 1, 2020, through June 30, 2021.

TIF District Two

Expires December 31, 2022

Beginning Balance:	$1,423,216
Revenues FY2021:	$1.739,564
Expenditures FY2021:	$1,276,371
End Balance:	$1,886,409

Business Assistance

Five Points Northwest (Gateway Shoppes)

In February 2005, the City of Urbana entered into a Redevelopment Agreement with Five Points Realty, LLC for the redevelopment of the property at the northwest corner of Cunningham and University Avenues, now known as the Gateway Shoppes. During the first phase of the project, the developer constructed a 15,000 square foot shopping center and facilitated the development of four outlots now occupied by Jimmy John's, the University of Illinois Community Credit Union, Panda Express, and Wendy's. The shell of the 15,000 square feet retail building was completed with 18 units. The City will continue to make property tax rebate payments to Gateway Shoppes until the closing of TIF Two in 2022. A total of $196,078 was paid to Five Points West in FY2021.

Infrastructure Projects

TIF Two made its annual payment of $931,098 in debt service for the Boneyard Creek project. Boneyard Creek Crossing was officially opened to the public in 2015. Since then, this new public space along the Boneyard Creek helped to promote investments in four of the adjacent commercial properties including Silvercreek, Broadway Food Hall, 25 O'Clock Brewery at 208 West Griggs Street, and the Best of Africa

grocery store. Payments on the the debt service for the adjacent public improvements will continue through the end of the life of TIF Two.

Other Activities

The City expended $11,217 in support of legal, marketing, public arts, and events in the downtown, to support the businesses and properties of TIF Two. An additional $134,979 was expended on personnel services for TIF administration and projects.

One Business Development Grant of $2000 and a Business Opening Grant of $1000 were awarded to Cellularland Phone 911, a new small business that opened in FY2021

TIF District Four
Expires December 31, 2025

Beginning Balance:	$ 2,667,647
Revenues FY2021:	$ 1,529,136
Expenditures FY2021:	$ 628,451
End Balance:	$ 3,568.33

Business Assistance

Creative Thermal Solutions (2209 County Rd 1400 E)
In September 2010, the City entered into a redevelopment agreement with Creative Thermal Solutions (CTS) to construct a research park of up to five new buildings at 506 East Anthony Drive. CTS is an air conditioning and refrigeration research and development company with commercial, industrial, and public sector clients. Five buildings have been constructed to date, satisfying the developer's obligations under the agreement. The City made a final payment of $53,771 to Creative Thermal Solutions in FY2021.

Napleton Automotive Group (1111 Napleton Drive)
The City of Urbana executed a redevelopment agreement and two amendments with Interchange Properties, LLC, which operated the O'Brien Auto Park in FYs 2001-2006. In FY2015, Ed Napleton Automotive Group and the related company EFN Urbana Properties, LLC purchased the business property and received an assignment of the development agreement. The annual incentive payments made under the agreement continue to be made by the City to Interchange Properties, LLC under the conditions of the sale and the assignment. In FY2021 Interchange Properties was issued $127,145.50 in incentives. One payment for 50% of the final year's payment remains to be paid.

JX Enterprises (2408 Cunningham Avenue)
JX Enterprises constructed a new $3 million service center at 2408 Cunningham Avenue, the former site of the Hanford Inn, providing heavy duty truck sales, service and parts to an expanded customer base. The space features 12 service bays, a small warehouse with mezzanine and a retail showroom for area trucking, warehouse, and agriculture customers. JX Enterprises was reimbursed $25,000 in TIF eligible funds in August of 2020.

Infrastructure Projects

$153,980.19 was reimbursed to the Urbana Park District for park improvements falling under the intergovernmental agreement.

$135,709.52 was reimbursed to the Urbana School District for reimbursement on expenditures used to train students in vocational trades per an intergovernmental agreement.

Other Activities
The City expended $57.20 in legal, marketing, and promotion services in marketing of sites. An additional

$132,788.32 was expended on personnel services for TIF administration and projects.

Central TIF District

Expires December 31, 2040

Beginning Balance:	$ (82,899)
Revenues FY2020:	$ 424,409
Expenditures FY2020:	$ 220,358
End Balance:	$ 121,152

Business Assistance

During FY2021, $125,887.81 in redevelopment incentives were awarded to qualifying businesses and property owners in the Central TIF. Business Development and Opening Grants were awarded to the following businesses during the 2020 fiscal year including:

- Ceptier
- Best of Africa
- Made in Urbana
- NOLA's
- Rooted Intuition
- Melanin Lighthouse
- Bunnys
- El Paraiso
- Reg Cakes

Cohen Building (136 West Main Street)

In FY2016-17 the City executed an agreement with D&E Enterprises, LLC for the renovation of 136 West Main Street. D&E Enterprises LLC purchased the property in July 2016 and planned to renovate the building into a first floor restaurant, with additional restaurant, office, or apartment space on the second story. In FY2019, the developer signed a lease for a new Japanese restaurant which was delayed in opening for various reasons. In the Fall of 2020 the City issued a failure to commence letter to the developer as planned phases of the project had not begun per the agreed upon timeline. The City amended the agreement with the developer ascertaining that the only remaining phase of the project eligible for reimbursement per the agreement was the new restaurant. The City made a payment of $53,000 in March of 2021 and expects to issue payment for reimbursable costs incurred no later than 12/31/2021 at a maximum of $56,925 or 15% of expected eligible costs. Per the amended agreement, the developer is eligible to receive two additional payments of $20,750 each split over two years so long as the restaurant, Sakura, remains open per the terms of the amended agreement. The developer continues to seek tenants for the basement, first story west bay, and second story office space.

Bunnys (119 W. Water Street)

In addition to the Business Development and Opening Grants, Bunny's received $25,000, a maximum reimbursement of 20% of eligible TIF expenses for the expansion of the restaurant dining room. This

expansion was fast tracked due to the pandemic which caused the restaurant to need additional space for diners to dine-in safely.

The New Lincoln Square Mall (201 Lincoln Square)
The New Lincoln Square Mall submitted an application for improvments to be made to several tenant spaces including Pass, Races, Casa, The Place, Elliott Counseling, as well as, the escalator to the basement. These projects happened in 2019 and 2020 and a reimbursement for $19,596 totalling 5% of the eligible reimbursable expenses was paid in FY21.

A second TIF RIP application was submitted for improvements made to The Idea Store which qualified for a 15% reimbursement of eligible expenses totaling $6,292 which was also paid in FY21.

Continuing Projects

Fish Alley (133 W. Main Street)
After fully renovating the second story into living space, owner, Betsy Hunter has begun work on the street level space of this historic building with the intention to use it for retail space. Betsy has applied for a TIF Redevelopment Incentive Program (RIP) and upon project completion has qualified to receive up to $25,000 in reimbursement of eligible TIF expenses

Urbana Landmark Hotel (210 South Race Street)
The City entered into a redevelopment agreement with Marksons Affiliates, LLC in June of 2019 for the renovation of the Urbana Landmark Hotel into a Tapestry by Hilton-branded hotel at a minimum construction cost of $15 million. The project is also seeking historic tax credits and will retain the historic character of this federally listed property. Upon successful completion of the project, the City would issue a general obligation bond to reimburse the developer $5.5 million. Debt service on the bond would be paid with new tax revenues generated by the project including TIF property taxes, hotel/motel taxes, and sales taxes. The City also reserves the ability to institute a new, boutique hotel/motel tax upon the operations of this property in order to ensure sufficient revenues to meet the bond's repayment schedule. The developer or any assignee under the agreement will be required to maintain the Hilton Tapestry brand for a period of ten years. The renovation is expected to fully reactivate all areas of the hotel including the great hall, conference center and restaurant/bar. At the request of the developer, the City approved an extension agreement whereby construction began on July 1, 2021, one year later than originally planned.

A ceremonial groundbreaking was held in November so that owners and management could meet the public and showcase the beautiful renderings planned for the interior. The hotel is scheduled to open no later than December 31, 2022.

200 South Vine Town Homes (200 South Vine Street)
The City assembled the entire 200 South Vine Street block for the purpose of redevelopment prior to the establishment of the Central TIF. The City then issued a Request for Proposals in FY2018 and selected Green Street Realty for the redevelopment of the site. In FY2019, the City finalized a redevelopment agreement with Green Street Realty to construct a 42 unit townhome-style development on the site at an investment of $8

million. Construction began in 2020. The property includes a mixture of two and three bedroom units, with some garages and ADA accessible adaptability available in some units. This project represents the first new residential construction in Downtown Urbana in 15 yearsand is now fully occupied. Per a redevelopment agreement, the City agreed to reimburse the developer for eligible expenses related to the project on an annual schedule beginning the first year following the project completion date which will be in FY22. The annual reimbursement will be equal to such percentage of the incremental property taxes attributable to the property which are actually received by the City in each such calendar year beginning with 100% the first year, 80% the second, 60% the third, 40% the fourth and 20% the fifth and final year.

Other Activities

From Central TIF, $91,292.56 was expended for legal, marketing, public arts, and events in the Downtown. An additional $3,178.34 was spent on personnel services for TIF administration and projects.

TIF District One

Dissolved October 6, 2016

Beginning Balance:	$ 84,919
Revenues FY2020:	$ (767)
Expenditures FY2020:	$ 85,004
End Balance:	$ (85)

FY 2021
ANNUAL TAX INCREMENT FINANCE REPORT

STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA

Name of Municipality: **Urbana**
Reporting Fiscal Year: **2021**
County: Champaign
Fiscal Year End: **6/30/2021**
Unit Code: **10/120/30**

FY 2021 TIF Administrator Contact Information

First Name: **Stepheny** Last Name: **McMahon**
Address: 400 S. Vine Street Title: Economic Development Supervisor
Telephone: 217-328-8274 City: Urbana Zip: 61801
E-mail-required **slmcmahon@urbanaillinois.us**

I attest to the best of my knowledge, that this FY 2021 report of the redevelopment project area(s) in the **City/Village** of: **Urbana, Illinois** 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.].

Stepheny McMahon — **Written signature of TIF Administrator**
1/13/22 — **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 DISTICT

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Central Redevelopment TIF	10/17/2016	
TIF 1	12/22/1980	10/6/2018
TIF 2	12/23/1986	
TIF 4	12/19/2001	

*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 2021

Name of Redevelopment Project Area (below):	
Central Redevelopment Project Area	
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	**_____**

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 (labled 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 2021

Central Redevelopment Project Area

Special Tax Allocation Fund Balance at Beginning of Reporting Period	$ (82,899)

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	$ 423,768	$ 706,632	42%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 641	$ 4,695	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		$ 952,472	57%
Private Sources			0%
Other (identify source_____; if multiple other sources, attach schedule)		$ 679	0%

All Amount Deposited in Special Tax Allocation Fund	$ 424,409	
Cumulative Total Revenues/Cash Receipts	$ 1,664,478	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 220,358	
Transfers to Municipal Sources	$ -	
Distribution of Surplus		
Total Expenditures/Disbursements	$ 220,358	
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	$ 204,051	
Previous Year Adjustment (Explain Below)	$ -	
FUND BALANCE, END OF REPORTING PERIOD*	$ 121,152	

* 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 2021

TIF NAME: **Central Redevelopment Project Area**

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.		
PERSONNEL SERVICES	1,408	
LEGAL SERVICES	1,770	
MARKETING STUDY UPDATE	2,950	
		$ 6,128
2. Annual administrative cost.		
		$ -
3. Cost of marketing sites.		
MARKETING ACTIVITIES/PUBLIC ART	88,343	
		$ 88,343
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.		
New Lincoln Square Mall	19,596	
New Lincoln Square Mall	6,292.00	
Cohen Building	53,000	
Bunnys	25,000	
Various Development Activities	22,000	
		$ 125,887
6. Costs of the constructuion 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.		
		$ -
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		**$ 220,358**

Section 3.2 B

FY 2021

TIF NAME: **Central Redevelopment Project Area**

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

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

Name	Service	Amount
THE NEW LINCOLN SQUARE MALL		$ 19,595.65
THE NEW LINCOLN SQUARE MALL		$ 6,292.16
BUNNYS		$ 25,000.00
COHEN BUILDING		$ 53,000.00

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 2021

TIF NAME:	**Central Redevelopment Project Area**
FUND BALANCE BY SOURCE	$ 121,152

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

2. Description of Project Costs to be Paid		
COHEN BUILDING		
FISH ALLEY		$ 14,365
INDEPENDENT MEDIA CENTER		$ 17,648
200 VINE DEVELOPMENT		$ 450,000
LANDMARK HOTEL		$ 5,500,000
FYREFLY GRILL		$ 25,000
MCDJ, LLC		$ 9,902
Total Amount Designated for Project Costs		$ 6,016,915

TOTAL AMOUNT DESIGNATED	$ 6,016,915
SURPLUS/(DEFICIT)	$ (5,895,763)

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

FY 2021

TIF NAME: **Central Redevelopment Project Area**

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 2021

TIF Name: **Central Redevelopment Project Area**

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.	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 NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

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

Project 2*:

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

Project 3*:

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

Project 4*:

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

Project 5*:

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

Project 6*:

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

PAGE 2 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 7*:

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

Project 8*:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
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

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

Project 16*:

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

Project 17*:

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

Project 18*:

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

Project 19*:

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

Project 20*:

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

Project 21*:

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

Project 22*:

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

Project 23*:

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

Project 24*:

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

Project 25*:

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 2021

TIF NAME: **Central Redevelopment Project Area**

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
2016	$ 13,844,560	$ 15,461,120

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

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

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -

SECTION 7
Provide information about job creation and retention:

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

SECTION 8
Provide a general description of the redevelopment project area using only major boundaries:

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

ATTACHMENT B

December 15, 2021

Local Government Division
Office of the Comptroller
100 W. Randolph, Suite 15-500
Chicago, IL 60601

Re: Report of Annual Activities – Central Redevelopment Project Area
July 1, 2020 through June 30, 2021

Dear Local Government Compliance Manager:

Pursuant to the Tax Increment Allocation Redevelopment Act, the City of Urbana hereby submits the annual Tax Increment Finance Report for the Central Redevelopment Project Area for the period July 1, 2020 through June 30, 2021.

I hereby certify that the City of Urbana has complied with all requirements of the Tax Increment Allocation Redevelopment Act, including reporting requirements during Fiscal Year 2020-21.

Should you have any questions concerning our annual report for the Central Redevelopment Project Area, please contact Stepheny McMahon at 217-328-8274.

Sincerely,

Diane Wolfe Marlin
Mayor

ATTACHMENT C

LAW OFFICES OF
EVANS, FROEHLICH, BETH & CHAMLEY
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
44 MAIN STREET, THIRD FLOOR
CHAMPAIGN, ILLINOIS 61820
TELEPHONE (217) 359-6494

LEGAL COUNSEL OPINION

Re: City of Urbana, Illinois (the **"Municipality"**)
Central Redevelopment Project Area (**"Central TIF"**)
Annual Tax Increment Finance Report for Fiscal Year 2021

In connection with the "Annual Tax Increment Finance Report" for Central TIF for the fiscal year ending June 30, 2021 (the "**Annual Report**") under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.)(the "**Act**"), I am acting as the Municipality's legal counsel related to Central TIF, and, based upon review of the Annual Report and in reliance on representations made by officers and employees of the Municipality and the Municipality's TIF Administrator as to all proceedings preliminary to, in connection with and related to the adoption of tax increment finance, the approval of the redevelopment plan and redevelopment projects and the designation of Central TIF, but without making any independent investigation or inquiry in connection with any of the foregoing, I am of the opinion that the Municipality, as of June 30, 2021, was in compliance with the Act. I express no opinion as to **(i)** the sufficiency or completeness of the Annual Report, **(ii)** any expenditure from the special tax allocation fund for Central TIF, or **(iii)** the authorization, execution and binding effect of any development or redevelopment or other similar agreement related to Central TIF. This constitutes the "Opinion of Legal Counsel" under the Act, and may not be cited or used in connection with anything other than submission with the Annual Report.

Delivered: December 29, 2021
Effective as of: July 1, 2021

Very truly yours,

EVANS, FROEHLICH, BETH & CHAMLEY

By _____
David B. Wesner

Attachment D – 2021

Activities Statement

and

Attachment F

Additional Information

The following activities were undertaken in furtherance of the objectives of the redevelopment plan.

1. Central Redevelopment Project Area paid $6128.34 in the form of, personnel, studies and legal services.

2. Central Redevelopment Project Area paid $88,342.56 for Marketing and Public Art Activities.

3. Central Redevelopment Project Area paid $53,000 to D&E Enterprises for improvements made to the Cohen Building.

4. Central Redevelopment Project Area paid $25,000 to Bunnys for improvements made to the restaurant.

5. Central Redevelopment Project Area paid $25,887.81 to The New Lincoln Square Mall for improvements made to the mall.

6. Central Redevelopment Project Area paid $22,000 in downtown redevelopment reimbursements to property owners and tenants engaged in improving or renovating existing buildings associated with the expansion of existing or the establishment of new businesses.

Attachment E –2021

Agreements

Agreement	Ordinance	Date Executed
Redevelopment Agreement by and between the City of Urbana, Champaign County, Illinois and Marksons Affiliates, LLC	2019-06-036	7/18/2019

CITY OF URBANA

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - CENTRAL TIF FUND
For the Year Ended June 30, 2021

	Budgeted Amounts		
	Original	Final	Actual
REVENUES			
Property taxes	$ 82,385	$ 481,424	$ 423,768
Investment income	300	300	641
Total Revenues	82,685	481,724	424,409
EXPENDITURES			
Urban Redevelopment and Housing			
Contractual services	334,888	822,759	220,359
Total urban redevelopment and housing	334,888	822,759	220,359
Capital Outlay	80,000	80,000	-
Total Expenditures	414,888	902,759	220,359
Excess (deficiency) of revenues over (under) expenditures	(332,203)	(421,035)	204,050
OTHER FINANCING SOURCES			
Transfers in	321,652	557,666	-
Total Other Financing Sources	321,652	557,666	-
Net Change in Fund Balance	$ (10,551)	$ 136,631	204,050
FUND BALANCE (DEFICIT) - Beginning of Year			(82,899)
FUND BALANCE - END OF YEAR			$ 121,151

bakertilly

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

To the Honorable Mayor and Members of the City Council
City of Urbana, Illinois

We have audited the basic financial statements of the City of Urbana, as of and for the year ended June 30, 2021, and have issued our report thereon dated December 7, 2021. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, *An Act in Relation to Tax Increment Financing*, insofar as it relates to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the City Council, management, the State of Illinois, and others within the City and is not intended to be, and should not be, used by anyone other than the specified parties.

Baker Tilly US, LLP

Oak Brook, Illinois
December 7, 2021

Baker Tilly US, LLP, trading as Baker Tilly, is a member of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities.

FY 2021
ANNUAL TAX INCREMENT FINANCE REPORT

STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA

Name of Municipality:	**Urbana**	Reporting Fiscal Year:	**2021**
County:	Champaign	Fiscal Year End:	**6/30/2021**
Unit Code:	**10/120/30**		

FY 2021 TIF Administrator Contact Information

First Name:	**Stepheny**	Last Name:	**McMahon**		
Address:	400 S. Vine Street	Title:	Economic Development Supervisor		
Telephone:	217-328-8274	City:	Urbana	Zip:	61801
E-mail-required	**slmcmahon@urbanaillinois.us**				

I attest to the best of my knowledge, that this FY 2021 report of the redevelopment project area(s)

in the **City/Village** of: **Urbana, Illinois**

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.].

_____ _____

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 DISTICT

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
TIF Distrit 2	12/23/1986	
TIF District 1	12/22/1980	10/6/2018
Tif District 4	12/19/2001	
Central Redevelopment TIF	10/17/2016	

SECTION 2 [Sections 2 through 5 must be completed for <u>each</u> redevelopment project area listed in Section 1.]
FY 2021

Name of Redevelopment Project Area (below):
TIF District 2
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	**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)] **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 (labled 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 2021

TIF District 2

Special Tax Allocation Fund Balance at Beginning of Reporting Period	$ 1,423,216

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	$ 1,732,191	$ 25,605,472	57%
State Sales Tax Increment		$ 3,383,681	7%
Local Sales Tax Increment		$ 2,578,647	6%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 7,373	$ 1,104,128	2%
Land/Building Sale Proceeds			0%
Bond Proceeds		$ 10,682,674	24%
Transfers from Municipal Sources		$ 831,779	2%
Private Sources			0%
Other (identify source_____; if multiple other sources, attach schedule)		$ 1,014,208	2%

All Amount Deposited in Special Tax Allocation Fund	$ 1,739,564		
Cumulative Total Revenues/Cash Receipts		$ 45,200,589	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 1,275,371		
Transfers to Municipal Sources	$ -		
Distribution of Surplus			
Total Expenditures/Disbursements	$ 1,275,371		
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	$ 464,193		
Previous Year Adjustment (Explain Below)	$ -		
FUND BALANCE, END OF REPORTING PERIOD*	$ 1,887,409		

* 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 2021

TIF NAME: **TIF District 2**

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.		
Personnel Services	134,979	
		$ 134,979
2. Annual administrative cost.		
		$ -
3. Cost of marketing sites.		
Marketing Activities/Public Art	11,217	
		$ 11,217
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.		
IVAN RICHARDSON	94,233	
IVAN RICHARDSON	101,845	
SMALL BUSINESS GRANTS	3,000	
		$ 199,077
6. Costs of the constructuion 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.		
BONEYARD CREEK DEBT SERVICE - PRINCIPAL	905,000	
BONEYARD CREEK DEBT SERVICE - INTEREST	25,098	
		$ 930,098
10. Capital costs.		
		$ -
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		**$ 1,275,371**

Section 3.2 B

FY 2021

TIF NAME: **TIF District 2**

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

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

Name	Service	Amount
IVAN RICHARDSON		$ 94,232.50
IVAN RICHARDSON		$ 101,844.50

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 2021

TIF NAME:	**TIF District 2**
FUND BALANCE BY SOURCE	$ 1,887,409

1. Description of Debt Obligations	**Amount of Original Issuance**	**Amount Designated**
BONEYARD CREEK DEBT SERVICE	$ 7,800,000	$ 1,864,254
Total Amount Designated for Obligations	$ 7,800,000	$ 1,864,254

2. Description of Project Costs to be Paid		
IVAN RICHARDSON		$ 195,000
Total Amount Designated for Project Costs		$ 195,000

TOTAL AMOUNT DESIGNATED	$ 2,059,254
SURPLUS/(DEFICIT)	$ (171,844)

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

FY 2021

TIF NAME: **TIF District 2**

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:	

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 2021

TIF NAME: **TIF District 2**

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
1986	$ 9,834,200	$ 19,376,810

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

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

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -

SECTION 7
Provide information about job creation and retention:

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

SECTION 8
Provide a general description of the redevelopment project area using only major boundaries:

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

ATTACHMENT B

December 15, 2021

Local Government Division
Office of the Comptroller
100 W. Randolph, Suite 15-500
Chicago, IL 60601

Re: Report of Annual Activities - Urbana TIF District Two
July 1, 2020 through June 30, 2021

Dear Local Government Compliance Manager:

Pursuant to the Tax Increment Allocation Redevelopment Act, the City of Urbana hereby submits the annual Tax Increment Finance Report for Urbana Tax Increment Finance District Two for the period July 1, 2020 through June 30, 2021.

I hereby certify that the City of Urbana has complied with all requirements of the Tax Increment Allocation Redevelopment Act, including reporting requirements during Fiscal Year 2020-21.

Should you have any questions concerning our annual report for Urbana TIF District Two, please contact Stepheny McMahon at 217-328-8274.

Sincerely,

Diane Wolfe Marlin
Mayor

ATTACHMENT C

LAW OFFICES OF
EVANS, FROEHLICH, BETH & CHAMLEY
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
44 MAIN STREET, THIRD FLOOR
CHAMPAIGN, ILLINOIS 61820
TELEPHONE (217) 359-6494

LEGAL COUNSEL OPINION

Re: City of Urbana, Illinois (the **"Municipality"**)
Tax Increment Finance Redevelopment Project Area (**"TIF #2"**)
Annual Tax Increment Finance Report for Fiscal Year 2021

In connection with the "Annual Tax Increment Finance Report" for Tax Increment Finance Redevelopment Project Area - TIF #2 (TIF #2) for the fiscal year ending June 30, 2021 (the "**Annual Report**") under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.)(the "**Act**"), I am acting as the Municipality's legal counsel related to TIF #2, and, based upon review of the Annual Report and in reliance on representations made by officers and employees of the Municipality and the Municipality's TIF Administrator as to all proceedings preliminary to, in connection with and related to the adoption of tax increment finance, the approval of the redevelopment plan and redevelopment projects and the designation of TIF #2, but without making any independent investigation or inquiry in connection with any of the foregoing, I am of the opinion that the Municipality, as of June 30, 2021, was in compliance with the Act. I express no opinion as to **(i)** the sufficiency or completeness of the Annual Report, **(ii)** any expenditure from the special tax allocation fund for TIF #2, or **(iii)** the authorization, execution and binding effect of any development or redevelopment or other similar agreement related to TIF #2. This constitutes the "Legal Counsel Opinion" under the Act, and may not be cited or used in connection with anything other than submission with the Annual Report.

Delivered: January 5, 2022
Effective as of: July 1, 2021

Very truly yours,

EVANS, FROEHLICH, BETH & CHAMLEY

By _____
David B. Wesner

Attachment D for 2021

Activities Statement

and

Attachment F

Additional Information

The following activities were undertaken in furtherance of the objectives of the redevelopment plan.

1. TIF 2 paid $931,098 toward improvements in the Boneyard Creek Beautification Project including the purchase of land and easements, the creation of pedestrian walkways, public gathering space, and public art as well as reconstruction of Race Street and Broadway Avenue.

2. TIF 2 paid $134,979 in the form of personnel and legal services.

3. TIF 2 paid $196,068 for Ivan Richardson for development incentives.

4. TIF 2 paid $3,000 in downtown redevelopment reimbursements to property owners and tenants engaged in improving or renovating existing buildings associated with the expansion of existing or the establishment of new businesses.

5. TIF 2 paid $11,217 for Marketing and Public Arts Activities.

CITY OF URBANA

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - TIF #2 FUND
For the Year Ended June 30, 2021

	Budgeted Amounts		
	Original	Final	Actual
REVENUES			
Property taxes	$ 1,300,000	$ 1,963,359	$ 1,732,191
Investment income	20,000	20,000	7,373
Total Revenues	1,320,000	1,983,359	1,739,564
EXPENDITURES			
Urban Redevelopment and Housing			
Personnel services	166,113	166,113	132,130
Contractual services	267,400	267,400	213,142
Total urban redevelopment and housing	433,513	433,513	345,272
Debt Service			
Principal	905,000	905,000	905,000
Interest and fiscal charges	26,098	26,098	26,098
Total debt service	931,098	931,098	931,098
Total Expenditures	1,364,611	1,364,611	1,276,370
Excess (deficiency) of revenues over (under) expenditures	(44,611)	618,748	463,194
OTHER FINANCING USES			
Transfers out	(321,652)	(557,666)	-
Total Other Financing Uses	(321,652)	(557,666)	-
Net Change in Fund Balance	$ (366,263)	$ 61,082	463,194
FUND BALANCE - Beginning of Year			1,423,216
FUND BALANCE - END OF YEAR			$ 1,886,410

bakertilly

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

To the Honorable Mayor and Members of the City Council
City of Urbana, Illinois

We have audited the basic financial statements of the City of Urbana, as of and for the year ended June 30, 2021, and have issued our report thereon dated December 7, 2021. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, *An Act in Relation to Tax Increment Financing*, insofar as it relates to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the City Council, management, the State of Illinois, and others within the City and is not intended to be, and should not be, used by anyone other than the specified parties.

Baker Tilly US, LLP

Oak Brook, Illinois
December 7, 2021

Baker Tilly US, LLP, trading as Baker Tilly, is a member of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities.

FY 2021
ANNUAL TAX INCREMENT FINANCE REPORT

STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA

Name of Municipality:	**Urbana**	Reporting Fiscal Year:	**2021**
County:	Champaign	Fiscal Year End:	**6/30/2021**
Unit Code:	**10/120/30**		

FY 2021 TIF Administrator Contact Information

First Name:	**Stepheny**	Last Name:	**McMahon**		
Address:	400 S. Vine Street	Title:	Economic Development Supervisor		
Telephone:	217-328-8274	City:	Urbana	Zip:	61801
E-mail- required	**slmcmahon@urbanaillinois.us**				

I attest to the best of my knowledge, that this FY 2021 report of the redevelopment project area(s)

in the **City/Village** of: **Urbana, Illinois**

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.].

_____ _____

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 DISTICT

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
TIF District 4	12/19/2001	
TIF District 1	12/22/1980	10/6/2018
TIF District 2	12/23/1986	
Central Redevelopment TIF	10/17/2016	

SECTION 2 [Sections 2 through 5 must be completed for <u>each</u> redevelopment project area listed in Section 1.]
FY 2021

Name of Redevelopment Project Area (below):
TIF District 4
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	**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)] **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 (labled 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 2021

TIF District 4

Special Tax Allocation Fund Balance at Beginning of Reporting Period	$ 2,667,647

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	$ 1,516,410	$ 13,434,869	94%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 12,726	$ 411,185	3%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		$ 254,405	2%
Private Sources		$ 59,259	0%
Other (identify source_____; if multiple other sources, attach schedule		$ 115,506	1%

All Amount Deposited in Special Tax Allocation Fund	$ 1,529,136		
Cumulative Total Revenues/Cash Receipts		$ 14,275,224	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 628,451		
Transfers to Municipal Sources	$ -		
Distribution of Surplus			
Total Expenditures/Disbursements	$ 628,451		
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	$ 900,685		
Previous Year Adjustment (Explain Below)	$ -		
FUND BALANCE, END OF REPORTING PERIOD*	$ 3,568,332		

* 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 2021

TIF NAME: **TIF District 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.		
PERSONNEL SERVICES	132,788	
		$ 132,788
2. Annual administrative cost.		
		$ -
3. Cost of marketing sites.		
MARKETING ACTIVITIES/PUBLIC ART	57	
		$ 57
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.		
INTERCHANGE PROPERTIES	60,130	
INTERCHANGE PROPERTIES	67,016	
HRNJAK PREDRAG	53,771	
BLOOMINGTON BP	25,000	
		$ 205,916
6. Costs of the constructuion of public works or improvements.		
URBANA PARK DISTRICT	153,980	
		$ 153,980

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.		
		$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
URBANA SCHOOL DISTRICT (VOCATIONAL)	135,710	
		$ 135,710
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		$ 628,451

Section 3.2 B

FY 2021

TIF NAME: **TIF District 4**

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

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

Name	Service	Amount
Interchange Properties		$ 60,129.50
Hrnjak Predrag		$ 53,770.50
Interchange Properties		$ 67,016.00
Bloomington BP		$ 25,000.00

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 2021
TIF NAME: **TIF District 4**
FUND BALANCE BY SOURCE $ 3,568,332

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 Designated
INTERCHANGE PROPERTIES		$ 63,000
URBANA PARK DISTRICT		$ 200,000
URBANA SCHOOL DISTRICT - VOCATIONAL TRAINING		$ 135,000
FRASCA		$ 50,000
Total Amount Designated for Project Costs		$ 448,000

TOTAL AMOUNT DESIGNATED $ 448,000

SURPLUS/(DEFICIT) $ 3,120,332

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

FY 2021

TIF NAME: **TIF District 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 2021

TIF Name: **TIF District 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.	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 NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

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

Project 2*:

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

Project 3*:

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

Project 4*:

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

Project 5*:

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

Project 6*:

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

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

SECTION 6
FY 2021

TIF NAME: **TIF District 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
2001	$ 7,334,900	$ 19,425,010

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

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

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -

SECTION 7
Provide information about job creation and retention:

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

SECTION 8
Provide a general description of the redevelopment project area using only major boundaries:

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

ATTACHMENT B

December 15, 2021

Local Government Division
Office of the Comptroller
100 W. Randolph, Suite 15-500
Chicago, IL 60601

Re: Report of Annual Activities - Urbana TIF District Four
July 1, 2020 through June 30, 2021

Dear Local Government Compliance Manager:

Pursuant to the Tax Increment Allocation Redevelopment Act, the City of Urbana hereby submits the annual Tax Increment Finance Report for Urbana Tax Increment Finance District Four for the period July 1, 2020 through June 30, 2021.

I hereby certify that the City of Urbana has complied with all requirements of the Tax Increment Allocation Redevelopment Act, including reporting requirements during Fiscal Year 2021-21.

Should you have any questions concerning our annual report for Urbana TIF District Four, please contact Stepheny McMahon at 217-328-8274.

Sincerely,

Diane Wolfe Marlin
Mayor

ATTACHMENT C

LAW OFFICES OF
EVANS, FROEHLICH, BETH & CHAMLEY
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
44 MAIN STREET, THIRD FLOOR
CHAMPAIGN, ILLINOIS 61820
TELEPHONE (217) 359-6494

LEGAL COUNSEL OPINION

Re: City of Urbana, Illinois (the **"Municipality"**)
Tax Increment Finance Redevelopment Project Area (**"TIF #4"**)
Annual Tax Increment Finance Report for Fiscal Year 2021

In connection with the "Annual Tax Increment Finance Report" for Tax Increment Finance Redevelopment Project Area - TIF #4 (TIF #4) for the fiscal year ending June 30, 2021 (the "**Annual Report**") under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.)(the "**Act**"), I am acting as the Municipality's legal counsel related to TIF #4, and, based upon review of the Annual Report and in reliance on representations made by officers and employees of the Municipality and the Municipality's TIF Administrator as to all proceedings preliminary to, in connection with and related to the adoption of tax increment finance, the approval of the redevelopment plan and redevelopment projects and the designation of TIF #4, but without making any independent investigation or inquiry in connection with any of the foregoing, I am of the opinion that the Municipality, as of June 30, 2021, was in compliance with the Act. I express no opinion as to **(i)** the sufficiency or completeness of the Annual Report, **(ii)** any expenditure from the special tax allocation fund for TIF #4, or **(iii)** the authorization, execution and binding effect of any development or redevelopment or other similar agreement related to TIF #4. This constitutes the "Legal Counsel Opinion" under the Act, and may not be cited or used in connection with anything other than submission with the Annual Report.

Delivered: January 5, 2022
Effective as of: July 1, 2021

Very truly yours,

EVANS, FROEHLICH, BETH & CHAMLEY

By _____
David B. Wesner

Attachment D –2021

Activities Statement

and

Attachment F

Additional Information

The following activities were undertaken in furtherance of the objectives of the redevelopment plan.

1. TIF 4 paid $57.20 in marketing, promotion and legal services, and $132,788.32 in personnel services.

2. TIF 4 paid $153,980.19 toward public works and improvements associated with the Urbana Parks District.

3. TIF 4 paid 127,145.50 through a development agreement with Interchange Properties for the development of the Napleton Automall.

4. TIF 4 paid $53,770.50 through a redevelopment agreement with Hrnjak Pedrag for the development of the Creative Thermal

5. TIF 4 paid $25,000 to Bloomington BP for improvements made to Peterbilt JXE.

CITY OF URBANA

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - TIF #4 FUND
For the Year Ended June 30, 2021

	Budgeted Amounts		
	Original	Final	Actual
REVENUES			
Property taxes	$ 1,020,000	$ 1,728,305	$ 1,516,410
Investment income	25,000	25,000	12,726
Total Revenues	1,045,000	1,753,305	1,529,136
EXPENDITURES			
Urban Redevelopment and Housing			
Personnel services	118,624	118,624	132,230
Contractual services	494,138	544,828	496,221
Total urban redevelopment and housing	612,762	663,452	628,451
Capital Outlay	-	93,404	-
Total Expenditures	612,762	756,856	628,451
Net Change in Fund Balance	$ 432,238	$ 996,449	900,685
FUND BALANCE - Beginning of Year			2,667,648
FUND BALANCE - END OF YEAR			$ 3,568,333

bakertilly

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

To the Honorable Mayor and Members of the City Council
City of Urbana, Illinois

We have audited the basic financial statements of the City of Urbana, as of and for the year ended June 30, 2021, and have issued our report thereon dated December 7, 2021. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, *An Act in Relation to Tax Increment Financing*, insofar as it relates to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the City Council, management, the State of Illinois, and others within the City and is not intended to be, and should not be, used by anyone other than the specified parties.

Baker Tilly US, LLP

Oak Brook, Illinois
December 7, 2021

Baker Tilly US, LLP, trading as Baker Tilly, is a member of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities.

Attachment M from 2021

Intergovernmental Agreements

Agreement	Amount
Resolution 2016-04-022R Intergovernmental Agreement Between the City of Urbana and the Urbana Park District	$135,709.52

FY 2021
ANNUAL TAX INCREMENT FINANCE REPORT

STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA

Name of Municipality:	**Urbana**	Reporting Fiscal Year:	**2021**
County:	Champaign	Fiscal Year End:	**6/30/2021**
Unit Code:	**10/120/30**		

FY 2021 TIF Administrator Contact Information

First Name:	**Stepheny**	Last Name:	**McMahon**
Address:	400 S. Vine Street	Title:	Economic Development Supervisor
Telephone:	217-328-8274	City:	Urbana Zip: 61801
E-mail- required	**simcmahon@urbanaillinois.us**		

I attest to the best of my knowledge, that this FY 2021 report of the redevelopment project area(s) in the **City/Village** of: **Urbana, Illinois** 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.].

Stepheny McMahon — **Written signature of TIF Administrator**

1/13/22 — **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 DISTICT

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
TIF Distrit 1	12/22/1980	10/6/2018
TIF District 2	12/23/1986	
Tif District 4	12/19/2001	
Central Redevelopment TIF	10/17/2016	

*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 2021

Name of Redevelopment Project Area (below):	
TIF District 1	
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	**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)] **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 (labled 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 2021

TIF District 1

Special Tax Allocation Fund Balance at Beginning of Reporting Period	$ 84,919

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		$ 18,113,274	75%
State Sales Tax Increment		$ 491,976	2%
Local Sales Tax Increment		$ 565,327	2%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ (767)	$ 934,372	4%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		$ 2,300,000	10%
Private Sources		$ 1,591,392	7%
Other (identify source_____; if multiple other sources, attach schedule)		$ 134,682	1%

All Amount Deposited in Special Tax Allocation Fund	$ (767)		
Cumulative Total Revenues/Cash Receipts		$ 24,131,023	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 78,427		
Transfers to Municipal Sources	$ 5,810		
Distribution of Surplus			
Total Expenditures/Disbursements	$ 84,237		
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	$ (85,004)		
Previous Year Adjustment (Explain Below)	$ -		
FUND BALANCE, END OF REPORTING PERIOD*	$ (85)		

* 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 2021

TIF NAME: **TIF District 1**

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.		
		$ -
2. Annual administrative cost.		
		$ -
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.		
Stephens Building LLC	39,255	
		$ 39,255
6. Costs of the constructuion 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.		
		$ -
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.		
Intergovernmental payouts for ending TIF	39,172	
		$ 39,172

TOTAL ITEMIZED EXPENDITURES		**$ 78,427**

Section 3.2 B

FY 2021

TIF NAME: **TIF District 1**

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

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

Name	Service	Amount
STEPHENS BUILDING LLC	REDEVELOPMENT AGREEMENT	$ 39,254.66
URBANA SCHOOL DISTRICT	TIF CLOSE OUT	$ 24,616.52

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 2021
TIF NAME: **TIF District 1**
FUND BALANCE BY SOURCE $ (85)

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

2. Description of Project Costs to be Paid		

Total Amount Designated for Project Costs $ -

TOTAL AMOUNT DESIGNATED $ -

SURPLUS/(DEFICIT) $ (85)

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

FY 2021

TIF NAME: **TIF District 1**

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:	

SECTION 5 - 20 ILCS 620/4.7 (7)(F)
PAGE 1

FY 2021

TIF Name: **TIF District 1**

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.	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 NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

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

Project 2*:

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

Project 3*:

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

Project 4*:

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

Project 5*:

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

Project 6*:

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

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

SECTION 6
FY 2021

TIF NAME: **TIF District 1**

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
1980	$ 2,430,250	n/a

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

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

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -

SECTION 7
Provide information about job creation and retention:

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

SECTION 8
Provide a general description of the redevelopment project area using only major boundaries:

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

ATTACHMENT B

December 15, 2021

Local Government Division
Office of the Comptroller
100 W. Randolph, Suite 15-500
Chicago, IL 60601

Re: Report of Annual Activities - Urbana TIF District One
July 1, 2020 through June 30, 2021

Dear Local Government Compliance Manager:

Pursuant to the Tax Increment Allocation Redevelopment Act, the City of Urbana hereby submits the annual Tax Increment Finance Report for Urbana Tax Increment Finance District One for the period July 1, 2020 through June 30, 2021.

I hereby certify that the City of Urbana has complied with all requirements of the Tax Increment Allocation Redevelopment Act, including reporting requirements during Fiscal Year 2020-21.

Should you have any questions concerning our annual report for Urbana TIF District One, please contact Stepheny McMahon at 217-328-8274.

Sincerely,

Diane Wolfe Marlin
Mayor

ATTACHMENT C

LAW OFFICES OF
EVANS, FROEHLICH, BETH & CHAMLEY
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
44 MAIN STREET, THIRD FLOOR
CHAMPAIGN, ILLINOIS 61820
TELEPHONE (217) 359-6494

LEGAL COUNSEL OPINION

Re: City of Urbana, Illinois (the **"Municipality"**)
Tax Increment Finance Redevelopment Project Area (**"TIF #1"**)
Annual Tax Increment Finance Report for Fiscal Year 2021

In connection with the "Annual Tax Increment Finance Report" for Tax Increment Finance Redevelopment Project Area - TIF #1 (TIF #1) for the fiscal year ending June 30, 2021 (the "**Annual Report**") under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.)(the "**Act**"), I am acting as the Municipality's legal counsel related to TIF #1, and, based upon review of the Annual Report and in reliance on representations made by officers and employees of the Municipality and the Municipality's TIF Administrator as to all proceedings preliminary to, in connection with and related to the adoption of tax increment finance, the approval of the redevelopment plan and redevelopment projects and the designation of TIF #1, but without making any independent investigation or inquiry in connection with any of the foregoing, I am of the opinion that the Municipality, as of June 30, 2021, was in compliance with the Act. I express no opinion as to **(i)** the sufficiency or completeness of the Annual Report, **(ii)** any expenditure from the special tax allocation fund for TIF #1, or **(iii)** the authorization, execution and binding effect of any development or redevelopment or other similar agreement related to TIF #1. This constitutes the "Legal Counsel Opinion" under the Act, and may not be cited or used in connection with anything other than submission with the Annual Report.

Delivered: January 5, 2022
Effective as of: July 1, 2021

Very truly yours,

EVANS, FROEHLICH, BETH & CHAMLEY

By
David B. Wesner

CITY OF URBANA

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - POST TIF CLOSURE FUND
For the Year Ended June 30, 2021

	Budgeted Amounts		
	Original	Final	Actual
REVENUES			
Investment income	$ -	$ 274	$ (767)
Total Revenues	-	274	(767)
EXPENDITURES			
Urban Redevelopment and Housing			
Contractual services	-	78,427	78,427
Total urban redevelopment and housing	-	78,427	78,427
Total Expenditures	-	78,427	78,427
Excess (deficiency) of revenues over (under) expenditures	-	(78,153)	(79,194)
OTHER FINANCING USES			
Transfers out	-	(5,810)	(5,810)
Total Other Financing Uses	-	(5,810)	(5,810)
Net Change in Fund Balance	$ -	$ (83,963)	(85,004)
FUND BALANCE - Beginning of Year			84,919
FUND BALANCE (DEFICIT) - END OF YEAR			$ (85)

bakertilly

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

To the Honorable Mayor and Members of the City Council
City of Urbana, Illinois

We have audited the basic financial statements of the City of Urbana, as of and for the year ended June 30, 2021, and have issued our report thereon dated December 7, 2021. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, *An Act in Relation to Tax Increment Financing*, insofar as it relates to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the City Council, management, the State of Illinois, and others within the City and is not intended to be, and should not be, used by anyone other than the specified parties.

Baker Tilly US, LLP

Oak Brook, Illinois
December 7, 2021

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