

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 2018

TIF NAME:

Industrial TIF District #1

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (48,107)

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	\$ 186,326	\$ 370,431	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund \$ 186,326

Cumulative Total Revenues/Cash Receipts \$ 370,431 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 908

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 908

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 185,418

FUND BALANCE, END OF REPORTING PERIOD* \$ 137,311

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

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 2018

TIF NAME:

Industrial 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.		
Audit Services	275	
2. Annual administrative cost.		\$ 275
3. Cost of marketing sites.		\$ -
4. Property assembly cost and site preparation costs.		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		\$ -
6. Costs of the construction of public works or improvements.		\$ -

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

FY 2018

TIF NAME:

Industrial 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:	

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

FY 2018

TIF Name: **Industrial 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 number of projects undertaken by the municipality within the Redevelopment Project Area:	

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
TOTAL:			
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 2018**

TIF NAME: Industrial 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
1/17/2012	\$ 9,208,736	\$ 11,083,879

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
Kaneland School District	\$ -
Sugar Grove Fire District	\$ -
Sugar Grove Park District	\$ -
Sugar Grove Library District	\$ -
Hinckley Big Rock School District	\$ -
Big Rock School District	\$ -
Sugar Grove Township	\$ -
Big Rock Township	\$ -
Village of Sugar Grove	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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	X
Map of District	X

ATTACHMENT B

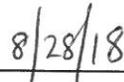
INDUSTRIAL TIF DISTRICT #1
FISCAL YEAR 2017 – 2018 ANNUAL REPORT
Village of Sugar Grove, Illinois
Kane County

Certification of the Chief Executive Officer of the municipality that the municipality has complied with all the requirements of this Act during the preceding fiscal year.

I, Brent M. Eichelberger, the duly appointed Chief Executive Officer of the Village of Sugar Grove, County of Kane, State of Illinois, do hereby certify that to the best of my knowledge the Village of Sugar Grove has complied with all requirements pertaining to the Illinois Tax Increment Allocation Act during the past municipal fiscal year (May 1, 2017 – April 30, 2018).



Brent M. Eichelberger
Village Administrator



Date

ATTACHMENT C

INDUSTRIAL TIF DISTRICT #1
FISCAL YEAR 2017 – 2018 ANNUAL REPORT
Village of Sugar Grove, Illinois
Kane County

An opinion of legal counsel that the municipality is in compliance with this Act.

I, Steven A. Andersson, am the Village Attorney for the Village of Sugar Grove, County of Kane, State of Illinois. I have reviewed all information provided to me by the Village Administration and staff and I find that the Village of Sugar Grove has conformed to all applicable requirements of the Illinois Tax Increment Allocation Act set forth thereunder to the best of my knowledge and belief. This opinion only relates to the time period of May 1, 2017 – April 30, 2018, and is based upon all information available to me at the end of said fiscal year.



Steven A. Andersson
Village Attorney

8/20/18
Date



SUGAR GROVE TAX INCREMENT FINANCE DISTRICT NO. 1

JOINT REVIEW BOARD

ANNUAL MEETING

November 16, 2017

3:30PM

Board Room
Sugar Grove Village Hall
10 S. Municipal Drive, Sugar Grove, IL 60554

MEETING AGENDA

1. Call to Order:
2. Roll Call:
3. Approval of November 30, 2016 Minutes:
4. Review of FY 2017 Annual Report:
5. Adjournment

SUGAR GROVE INDUSTRIAL TAX INCREMENT FINANCING DISTRICT NO. 1
JOINT REVIEW BOARD
2016 ANNUAL MEETING
NOVEMBER 30, 2016 MEETING MINUTES

CALL TO ORDER:

Chairman Michels called the meeting to order at 3:30 pm.

ROLL CALL:

- X Sean Michels, President, Village of Sugar Grove
- Bill Perkins, Chief, Sugar Grove Fire Protection District
- Big Rock Fire Protection District
- X Mark Armstrong, Supervisor of Assessments, Kane County
- X Joe Wolf, Sugar Grove Resident Representative
- Todd Leden, Kaneland CUSD 302
- X Travis McGuire, Hinckley-Big Rock CUSD 429
- X Tom Rowe, Sugar Grove Township
- X Ken Rojek, Big Rock Township
- X Shannon Halikias, Sugar Grove Public Library
- X Bruce Hartmann, Waubensee Community College
- Greg Repede, Sugar Grove Park District
- Big Rock Township Park District
- X Ray Warchol, Big Rock Road District

X = Present

Others present:

Walter Magdziarz, Community Development Director, Village of Sugar Grove

APPROVAL OF MEETING MINUTES:

Motion by M. Armstrong, seconded by T. McGuire to approve the meeting minutes from the November 19, 2015 annual meeting as presented. A chorus of ayes followed; there were no dissenters. Motion passed.

PRESENTATION:

W. Magdziarz reported that TIF #1 incurred \$11,602 in expenses for engineering services related to the US 30 and Dugan Road intersection work performed by IDOT. The costs were a portion of the Village's share of the project cost. He added that there are no new public improvements contemplated in the TIF district at this time. He also reported that there has been new development in the TIF district with the expansion of Producer's Chemical and Selective Label likely to have a positive effect on the tax increment for TIF #1. There was no additional information to provide the Board.

ADJOURNMENT:

There being no further items to review, Chairman Michels called for a motion to adjourn. B. Hartmann moved and M. Armstrong seconded to adjourn. A chorus of ayes followed; there were no dissenters. Motion passed. Meeting was adjourned at 3:40 pm.

NOT APPROVED

VILLAGE OF SUGAR GROVE, ILLINOIS

Nonmajor Governmental - Capital Projects Funds

Combining Balance Sheet
April 30, 2018

	Industrial TIF #1	Industrial TIF #2	Totals
ASSETS			
Cash and Investments	\$ 137,456	-	137,456
Receivables - Net of Allowances			
Property Taxes	186,752	58,847	245,599
Total Assets	324,208	58,847	383,055
LIABILITIES			
Accounts Payable	145	145	290
Due to Other Funds	-	8,666	8,666
Total Liabilities	145	8,811	8,956
DEFERRED INFLOWS OF RESOURCES			
Property Taxes	186,752	58,847	245,599
Total Liabilities and Deferred Inflows of Resources	186,897	67,658	254,555
FUND BALANCES			
Assigned	137,311	-	137,311
Unassigned	-	(8,811)	(8,811)
Total Fund Balances	137,311	(8,811)	128,500
Total Liabilities, Deferred Inflows of Resources and Fund Balances	324,208	58,847	383,055

VILLAGE OF SUGAR GROVE, ILLINOIS

Nonmajor Governmental - Capital Projects Funds

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
For the Fiscal Year Ended April 30, 2018

	Industrial TIF #1	Industrial TIF #2	Totals
Revenues			
Taxes	\$ 186,326	54,328	240,654
Expenditures			
General Government	908	8,532	9,440
Net Change in Fund Balances	185,418	45,796	231,214
Fund Balances - Beginning	(48,107)	(54,607)	(102,714)
Fund Balances - Ending	137,311	(8,811)	128,500

VILLAGE OF SUGAR GROVE, ILLINOIS

Industrial Tax Increment Financing District #1 - Capital Projects Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2018

	Budget		Actual	Variance Over (Under)
	Original	Final		
Revenues				
Property Taxes	\$ 83,176	83,176	186,326	103,150
Expenditures				
General Government				
Community Development				
Personnel				
Training and Memberships	1,000	1,000	633	(367)
Contractual Services				
Audit Services	275	275	275	-
Total Expenditures	1,275	1,275	908	(367)
Net Change in Fund Balance	81,901	81,901	185,418	103,517
Fund Balance - Beginning			(48,107)	
Fund Balance - Ending			137,311	

LEGAL DESCRIPTION

THAT PART OF SECTIONS 13 AND 24 IN TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF SECTIONS 18 AND 19 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF AERO CORPORATE PARK SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE WEST LINE OF SAID SECTION 18; THENCE CONTINUING EASTERLY 1169.64 FEET, MORE OR LESS TO A POINT; THENCE CONTINUING EASTERLY 1830.30 FEET, MORE OR LESS TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF A PARCEL OF LAND, HAVING A P.I.N. OF 14-18-400-009, SAID LINE BEING 285.80 FEET, MORE OR LESS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE EASTERLY ALONG A LINE THAT IS PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POINT 170.30 FEET WEST OF THE EAST LINE OF SAID SECTION 18; THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE TO THE NORTH LINE OF U.S. HIGHWAY 30; THENCE WESTERLY ALONG SAID NORTH LINE TO THE INTERSECTION OF THE EAST LINE OF FARRAR-HEGERMAN SUBDIVISION EXTENDED NORTH; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SUGAR GROVE INDUSTRIAL PARK UNIT 2; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID INDUSTRIAL PARK AND THE SOUTH LINE OF SUGAR GROVE INDUSTRIAL PARK UNIT 1 TO THE EAST LINE OF DUGAN ROAD; THENCE CONTINUING WESTERLY ON AN EXTENSION OF SAID SOUTH LINE 66.00 FEET TO THE WEST LINE SAID DUGAN ROAD; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF GRANART ROAD; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE INTERSECTION THE WEST LINE OF MARQUETTE INDUSTRIAL PARK EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG SAID WEST LINE SAID LINE ALSO BEING THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24, TO THE NORTHEAST CORNER OF SAID WEST HALF, THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13 TO THE SOUTHWEST CORNER OF SAID AERO CORPORATE PARK SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID AERO CORPORATE PARK SUBDIVISION TO THE POINT OF BEGINNING.

January 10, 2012

Exhibit "B"

Boundary Area Map
Sugar Grove, IL



January 6, 2011

LEGEND:



Railroad



Waterway



Project Area



Eligible "Conservation Area"
(within TIF Project Area)

0 575 1,150 Ft.

