

HOFFMAN ESTATES

GROWING TO GREATNESS

June 15, 2012

TO: ALL TAXING DISTRICTS ON ATTACHED LIST

FROM: MICHAEL DUCHARME, DIRECTOR OF FINANCE

SUBJECT: GOLF, HIGGINS, AND ROSELLE ROAD TIF DISTRICT ANNUAL REPORT

In accordance with 65 ILCS 5/11-74.4-5-(d), the Village of Hoffman Estates is transmitting to all affected taxing districts the 2011 Annual Report of the Golf, Higgins and Roselle Road Tax Increment Financing District. This TIF was created in May, 2003 and will expire in May, 2026.

Any questions regarding this report can be directed to my attention.

Michael DuCharme
Director of Finance

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
GOLF, HIGGINS AND ROSELLE ROAD TIF DISTRICT

ANNUAL REPORT

DISTRIBUTION LIST

COOK COUNTY CLERK'S OFFICE
118 North Clark Street
Chicago, IL 60602

SCHAUMBURG TOWNSHIP
One Illinois Blvd
Hoffman Estates, IL 60194

**NORTHWEST MOSQUITO ABATEMENT
DISTRICT**
147 West Hintz Road
Wheeling, IL 60090

FOREST PRESERVE DISTRICT OF COOK COUNTY
69 W. Washington St, Suite 2060
Chicago, IL 60602

**METROPOLITAN WATER RECLAMATION
DISTRICT**
100 East Erie Street
Chicago, IL 60611

HOFFMAN ESTATES PARK DISTRICT
1685 West Higgins Road
Hoffman Estates, IL 60195

**PALATINE-SCHAUMBURG HIGH SCHOOL
DISTRICT #211**
1750 S. Roselle Road
Palatine, IL 60067

SCHAUMBURG TOWNSHIP DISTRICT LIBRARY
130 South Roselle Road
Schaumburg, IL 60193

HARPER COLLEGE DISTRICT #512
1200 W. Algonquin Road
Palatine, IL 60067

COMMUNITY SCHOOL DISTRICT #54
524 E. Schaumburg Rd
Schaumburg, IL 60194

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
GOLF, HIGGINS AND ROSELLE ROAD TIF DISTRICT
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2011
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VILLAGE OF HOFFMAN ESTATES, ILLINOIS
GOLF, HIGGINS AND ROSELLE ROAD TIF DISTRICT
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FOR THE YEAR ENDED DECEMBER 31, 2011
REDEVELOPMENT PLAN AMENDMENTS

During the year ending December 31, 2011, there were no amendments made to the Redevelopment Plan and Project.

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
GOLF, HIGGINS AND ROSELLE ROAD TIF DISTRICT
ANNUAL REPORT
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CERTIFICATE OF COMPLIANCE

I, William D. McLeod, duly elected Village President of the Village of Hoffman Estates, State of Illinois, do hereby certify that the Village of Hoffman Estates has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act during the fiscal year January 1, 2011 through December 31, 2011, except that no quorum was present for the annual Joint Review Board meeting in 2011.

6/19/12
Date

William D. McLeod
William D. McLeod
Village President

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
GOLF, HIGGINS AND ROSELLE ROAD TIF DISTRICT
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CERTIFICATE OF COMPLIANCE

[See Attachment]

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
GOLF, HIGGINS AND ROSELLE ROAD TIF DISTRICT

ANNUAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2011

STATEMENT OF RECEIPTS, DISBURSEMENTS
AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2011

Receipts	
Property Taxes	\$ 519,081
Interest Earnings	2,202
Miscellaneous Income	17,465
Sub-total	538,748
Disbursements	
Legal Services	3,206
Other Contractual Services	23,611
Operating Transfers	50,000
Sub-total	76,817
Excess (Deficit) of Receipts over Disbursements	\$ 461,931
Balance, January 1, 2011	1,414,888
Balance, December 31, 2011	\$ 1,876,819
Ending Balance By Source:	
Property Taxes	\$ 1,503,495
Interest Earnings	81,048
Miscellaneous Income	292,276
Ending Balance, December 31, 2011	\$ 1,876,819

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
GOLF, HIGGINS AND ROSELLE ROAD TIF DISTRICT
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STATEMENT OF FUND BALANCE BY SOURCE AND YEAR

SOURCE YEAR

<u>2007</u>		
	Interest Earnings	8,537
<u>2008</u>		
	Interest Earnings	53,088
	Miscellaneous Income	77,587
<u>2009</u>		
	Property Taxes	153,524
	Interest Earnings	12,151
	Miscellaneous Income	104,056
<u>2010</u>		
	Property Taxes	830,890
	Interest Earnings	5,070
	Miscellaneous Income	93,168
<u>2011</u>		
	Property Taxes	519,081
	Interest Earnings	2,202
	Miscellaneous Income	17,465
	Total Fund Balance, December 31, 2011	<u>\$ 1,876,819</u>

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
GOLF, HIGGINS AND ROSELLE ROAD TIF DISTRICT
ANNUAL REPORT
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STATEMENT OF EQUALIZED ASSESSED VALUE (EAV)
AND INCREMENTAL TAX REVENUES

Initial EAV of the Redevelopment Project Area	23,150,789
2010 EAV of the Redevelopment Project Area	29,815,176
Incremental Revenues Received During 2011	\$519,081
Incremental Revenues Received in Previous Year	\$830,890
Increase (Decrease) in Incremental Revenues	(\$311,809)
Breakdown of Change by Taxing District:	
Cook County	(16,267.39)
Consolidated Elections	0.00
Cook County Forest Preserve	(1,961.28)
Schaumburg Township	(3,153.32)
General Assistance - Schaumburg	(307.76)
Road & Bridge - Schaumburg	(769.23)
Village of Hoffman Estates	(37,918.15)
School District #54	(115,217.17)
Palatine Township High School District #211	(84,759.04)
Harper College District #512	(11,344.86)
Hoffman Estates Park District	(17,882.56)
Schaumburg Township Library District	(11,344.86)
Metropolitan Water Reclamation District	(10,537.27)
Northwest Mosquito Abatement District	(346.11)
TOTAL	<u><u>(\$311,809.00)</u></u>

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
GOLF, HIGGINS AND ROSELLE ROAD TIF DISTRICT
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FOR THE YEAR ENDED DECEMBER 31, 2011

STATEMENT OF PROPERTY PURCHASED

During the year ended December 31, 2011, the Village of Hoffman Estates did not purchase any property within the redevelopment project area.

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
GOLF, HIGGINS AND ROSELLE ROAD TIF DISTRICT
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REDEVELOPMENT ACTIVITIES

During the year ending December 31, 2011, efforts continued to obtain approval from Cook County for the proposed Roselle Road traffic signal at the Golf Center and Hoffman Plaza driveways within the redevelopment project area. Approval is expected in 2012.

Related to commercial properties, Village staff continues to work commercial brokers, retailers and the property owners to reoccupy the vacant space in Golf Center due to the departure of Harlem Furniture and Michael's Crafts. Royal Seafood Buffet opened in the former Harlem Furniture space in September 2011. Their sales for both lunch and dinner are impressive and bring many customers to Golf Center each day. The continued vacancy of the former Michael's space has made it difficult for the shopping center owner to meet mortgage payments and foreclosure documents were filed, so the owner may lose the property. A custom auto service center located in the rear of the Factory Card Outlet/Party Store opened in late 2011 after renovating the interior space.

The owner of Hoffman Plaza continues to seek offers to sell that retail center. A couple of deals fell through in 2011, but another offer is expected in early 2012. The Village views a sale as an opportunity to hopefully get new ownership that is committed to further upgrades and/or redevelopment of the center, potentially by leveraging private investment with TIF funds for a desirable project.

The Village approved a redevelopment agreement for a small redevelopment project at the southeast corner of Roselle and Golf Roads that features space for a Chipotle restaurant, a mattress store, and a cell phone store. The businesses opened in September but the developer has yet to seek reimbursement for their TIF eligible costs (up to \$150,000 per the redevelopment agreement). The redevelopment vastly improved the aesthetics at this highly visible property that serves as a gateway to Hoffman Estates.

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
GOLF, HIGGINS AND ROSELLE ROAD TIF DISTRICT
ANNUAL REPORT
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STATEMENT OF INDEBTEDNESS

The Village of Hoffman Estates did not issue any obligations in which principal and interest would be payable from the Golf, Higgins and Roselle Road TIF District during the year ended December 31, 2011.

June 19, 2012
Date

Bev Romanoff
Bev Romanoff
Village Clerk

May 29, 2012

The Honorable Judy Barr Topinka
Illinois Comptroller
Local Government Division
James R. Thompson Center
100 West Randolph Street, Suite 15-1500
Chicago, IL 60601-3252

**Re: Village of Hoffman Estates
Golf, Higgins and Roselle Road TIF District
2011 Compliance**

Dear Comptroller Topinka:

Subject to the qualifications and limitation herein, we are of the opinion that, for the period of January 1, 2011 to December 31, 2011, we are not aware of any material violation by the Village of any of the applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act (the "Act") except for the annual meeting of the Joint Review Board.

Whenever we indicate that our opinion with respect to the existence is based on our knowledge, our opinion is based solely on the current actual knowledge or Arthur L. Janura. We have made no independent investigation as to such factual matters. We have not undertaken to identify or review any facts which could constitute any potential non-compliance by the Village under the Act.

This opinion is given as of the date hereof and we undertake no obligation to advise you or anyone else of any subsequent changes in any matter stated herein, changes in any law related thereto or changes in facts or any other matters that hereafter may occur or be brought to our attention. The opinion expressed herein is specifically limited to the laws of the State of Illinois and the Federal laws of the United States and no opinion express or implied, is rendered as to the effect that the law of any other jurisdiction might have upon the subject matter of the opinion expressed herein.

CHICAGO HOFFMAN ESTATES SPRINGFIELD MILWAUKEE
FORT LAUDERDALE MIAMI TAMPA WEST PALM BEACH BOCA RATON CORAL GABLES

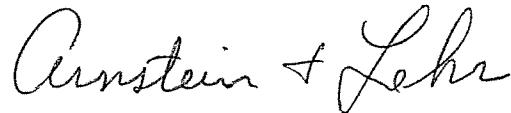
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The Honorable Judy Barr Topinka
May 29, 2012
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This opinion is rendered solely to the addressee hereof and is not to be quoted in whole or in part or otherwise referred to nor is it to be filed with any governmental agency or any other person nor is it intended to be relied upon, nor may it be relied upon, by any entity or individual other than such addressee without the prior written consent of a partner of this firm. No opinion may be inferred or implied beyond the matters expressly contained herein.

Very truly yours,

A handwritten signature in cursive script that reads "Arnstein & Lehr".

Arnstein & Lehr LLP

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