

**AGENDA  
HIGGINS-HASSELL TIF  
ANNUAL MEETING  
JOINT REVIEW BOARD  
JULY 6, 2017  
1900 HASSELL ROAD  
Hoffman Estates, IL**

**1:40 p.m. – Frank Alexa Room**

- I. Call to Order**
- II. Approval of Minutes – July 7, 2016 (no quorum present)**
- III. Review of Year 2016 Audit & Compliance Report**
- IV. Question and Answers**
- V. Adjournment**

**Minutes  
Higgins-Hassell TIF  
Annual Meeting  
Joint Review Board  
July 7, 2016**

**Board Members Present:** James Norris, Village of Hoffman Estates, Chairman  
Bev Romanoff, Resident Member  
Bret Bonnstetter, Harper College  
Eric Leninger, Hoffman Estates Park District  
Lauren Hummel, Palatine-Schaumburg HS Dist. #211

**Guests Present:** Mayor William McLeod  
Mark Koplin, Asst. Village Mgr. - Development Serv.  
Rachel Musiala, Director of Finance  
Art Janura, Corporation Counsel  
Patti Cross, Asst. Corporation Counsel  
Kevin Kramer, Economic Development Director

**I. Call to Order**

Chairman Norris called the meeting to order at 1:10 p.m. noting that a quorum was not present. Notices were sent via email to all members of the Joint Review Board in which they also received a copy of the Annual Report. No questions were received from any members. A distribution list and annual report will be attached to the minutes.

**II. Approval of Minutes – July 8, 2015 (no quorum present – no action taken)**

**III. Review of Year 2015 Audit & Compliance Report**

Rachel Musiala Director of Finance gave a brief overview of the Annual Financial Report. No action can be taken. No quorum present.

**IV. Question and Answers**

No questions were asked.

**V. Adjournment**

Chairman James Norris adjourned the meeting at 1:11 p.m.



# HOFFMAN ESTATES

GROWING TO GREATNESS

June 28, 2017

**TO: ALL TAXING DISTRICTS ON ATTACHED LIST**

**FROM: RACHEL MUSIALA, DIRECTOR OF FINANCE**

**SUBJECT: HIGGINS/HASSELL 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 2016 Annual Report of the Higgins/Hassell Road Tax Increment Financing District. This TIF was created in May, 2012 and will expire in May, 2035.

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

Rachel Musiala  
Director of Finance

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**

**HIGGINS/HASSELL ROAD TIF DISTRICT**

**ANNUAL REPORT**

**DISTRIBUTION LIST**

**COOK COUNTY CLERK'S OFFICE**

118 North Clark Street  
Chicago, IL 60602  
[d.orr@cookcountyil.gov](mailto:d.orr@cookcountyil.gov)

**SCHAUMBURG TOWNSHIP**

One Illinois Blvd  
Hoffman Estates, IL 60169  
Rich Osten, Director of Finance  
[rosten@schaumburgtownship.org](mailto:rosten@schaumburgtownship.org)  
Mary Wroblewski, Supervisor  
[mwroblewski@schaumburgtownship.org](mailto:mwroblewski@schaumburgtownship.org)

**NORTHWEST MOSQUITO ABATEMENT DISTRICT**

147 West Hintz Road  
Wheeling, IL 60090  
Mike Szyska, Director & CFO  
[mszyska@nwmadil.com](mailto:mszyska@nwmadil.com)

**FOREST PRESERVE DISTRICT OF COOK COUNTY**

536 N. Harlem Avenue  
River Forest, IL 60305  
Arnold Randall, General Superintendent  
[arnold.randall@cookcountyil.gov](mailto:arnold.randall@cookcountyil.gov)

**METROPOLITAN WATER RECLAMATION DISTRICT**

111 East Erie Street  
Chicago, IL 60611  
Eileen McElligott, Administrative Services Manager  
[Eileen.mcelligott@mwr.org](mailto:Eileen.mcelligott@mwr.org)  
Shellie Riedle, Budget Officer  
[riedles@mwr.org](mailto:riedles@mwr.org)

**HOFFMAN ESTATES PARK DISTRICT**

1685 West Higgins Road  
Hoffman Estates, IL 60169  
Dean Bostrom, Executive Director  
[dbostrom@heparks.org](mailto:dbostrom@heparks.org)  
Craig Talsma, Deputy Director/Finance  
[ctalsma@heparks.org](mailto:ctalsma@heparks.org)

**PALATINE-SCHAUMBURG HIGH SCHOOL DISTRICT #211**

1750 S. Roselle Road  
Palatine, IL 60067  
Daniel Cates, Superintendent  
[dcates@d211.org](mailto:dcates@d211.org)  
Lauren Hummel, Chief Operating Officer  
[lhummel@d211.org](mailto:lhummel@d211.org)

**SCHAUMBURG TOWNSHIP DISTRICT LIBRARY**

130 South Roselle Road  
Schaumburg, IL 60193  
Monica Harris, Executive Director  
[mharris@stdl.org](mailto:mharris@stdl.org)  
Elizabeth Valenziano, Finance Director  
[evalenziano@stdl.org](mailto:evalenziano@stdl.org)

**HARPER COLLEGE DISTRICT #512**

1200 W. Algonquin Road  
Palatine, IL 60067  
Ron Ally, Exec. V.P. of Finance/Admin. Svcs.  
[rally@harpercollege.edu](mailto:rally@harpercollege.edu)  
Julie Riley, Exec. Asst. Finance & Admin Svcs.  
[jriley@harpercollege.edu](mailto:jriley@harpercollege.edu)

**COMMUNITY SCHOOL DISTRICT #54**

524 E. Schaumburg Rd  
Schaumburg, IL 60194  
Ric King, Asst. Superintendent of Business Services  
[RicKing@sd54.org](mailto:RicKing@sd54.org)  
Andrew DuRoss, Superintendent  
[andyduross@sd54.org](mailto:andyduross@sd54.org)



**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**

**HIGGINS/HASSELL ROAD TIF DISTRICT**

**ANNUAL REPORT**

**FOR THE YEAR ENDED DECEMBER 31, 2016**

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**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**HIGGINS/HASSELL ROAD TIF DISTRICT**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**  
**REDEVELOPMENT PLAN AMENDMENTS**

A Higgins/Hassell TIF Redevelopment Plan was approved on May 7, 2012. No amendments were made to the plan during the fiscal year ended December 31, 2016.

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**HIGGINS/HASSELL ROAD TIF DISTRICT**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

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, 2016 through December 31, 2016, except that no quorum was present for the annual Joint Review Board meeting in 2016.

6-15-2017  
Date

William D. McLeod  
William D. McLeod  
Village President

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**HIGGINS/HASSELL ROAD TIF DISTRICT**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**  
**CERTIFICATE OF COMPLIANCE**

[See Attachment]



LAW OFFICE OF  
**ARTHUR JANURA, P.C.**  
2123 MULGUY COURT, INVERNESS, IL 60010  
O: 224.655.7615 | C: 224.210.4593  
[januralaw@gmail.com](mailto:januralaw@gmail.com)

April 4, 2017

The Honorable Susana A. Mendoza  
Illinois Comptroller  
James R. Thompson Center  
100 West Randolph Street, Suite 15-1500  
Chicago, IL 60601-3252

**Re: Village of Hoffman Estates  
Higgins/Hassell TIF District  
2016 Compliance**

Dear Comptroller Mendoza:

Subject to the qualifications and limitation herein, we are of the opinion that, for the period of January 1, 2016 to December 31, 2016, 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 of 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.

April 4, 2017

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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,

 P.C.

Arthur Janura, P.C.

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**

**HIGGINS/HASSELL ROAD TIF DISTRICT**

**ANNUAL REPORT**

**FOR THE YEAR ENDED DECEMBER 31, 2016**

**STATEMENT OF RECEIPTS, DISBURSEMENTS**  
**AND CHANGES IN FUND BALANCE**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

Receipts	
Property Taxes	\$ 193,334
Interest Earnings	-
Note Proceeds	1,104,803
Sub-total	\$ 1,298,137
Disbursements	
Professional Services	\$ 3,168
Legal Services	3,201
Economic Development	1,104,803
Sub-total	\$ 1,111,172
Excess (Deficit) of Receipts over Disbursements	\$ 186,965
Balance, January 1, 2016	\$ (16,293)
Balance, December 31, 2016	\$ 170,672
Ending Balance By Source:	
Property Taxes	\$ 170,672
Interest Earnings	-
Sub-total	\$ 170,672
Less Deficit Funds	-
Ending Balance, December 31, 2016	\$ 170,672

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**HIGGINS/HASSELL ROAD TIF DISTRICT**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

STATEMENT OF FUND BALANCE BY SOURCE AND YEAR

2016	
Property Taxes	\$ 170,672
Interest Earnings	<u>-</u>
	170,672
Total Fund Balance, December 31, 2016	170,672

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**HIGGINS/HASSELL ROAD TIF DISTRICT**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

STATEMENT OF EQUALIZED ASSESSED VALUE (EAV)  
AND INCREMENTAL TAX REVENUES

Initial EAV of the Redevelopment Project Area	\$ 5,653,528
2015 EAV of the Redevelopment Project Area	\$ 4,067,822
Incremental Revenues Received During 2016	\$193,334
Incremental Revenues Received in Previous Year	\$1,975
Increase (Decrease) in Incremental Revenues	\$191,359
Breakdown of Change by Taxing District:	
Cook County	\$ 8,776.11
Consolidated Elections	540.59
Cook County Forest Preserve	1,097.06
Schaumburg Township	1,907.85
General Assistance - Schaumburg	270.20
Road & Bridge - Schaumburg	540.59
Village of Hoffman Estates	24,850.07
School District #54	68,873.93
Palatine Township High School District #211	52,609.37
Harper College District #512	7,408.85
Hoffman Estates Park District	11,145.13
Schaumburg Township Library District	6,391.39
Metropolitan Water Reclamation District	6,772.96
Northwest Mosquito Abatement District	174.90
TOTAL	<u>\$ 191,359.00</u>



**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**HIGGINS/HASSELL ROAD TIF DISTRICT**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

**STATEMENT OF PROPERTY PURCHASED**

During the year ended December 31, 2016, the Village of Hoffman Estates did not purchase any property within the redevelopment project area.



**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**HIGGINS/HASSELL ROAD TIF DISTRICT**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

**REDEVELOPMENT ACTIVITIES**

Several meetings and discussions were held with the owners and agents regarding potential redevelopment projects in 2016. McDonald's finished the reconstruction of their existing restaurant on an adjacent site. The property owner amended approved plans to construct a third office building fronting along Hassell Road in 2015 and completed the construction by December 31, 2016.

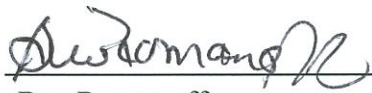
**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**HIGGINS/HASSELL ROAD TIF DISTRICT**  
**ANNUAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

STATEMENT OF INDEBTEDNESS

On May 14, 2012, the Village of Hoffman Estates authorized a non-interest bearing TIF Note up to a principal amount of \$9,000,000 which would be payable from the Higgins/Hassell Road TIF District.

Redevelopment costs have been incurred by the developer. The approved reimbursement amount as of December 31, 2016 is \$2,950,749.64. This amount will be paid to the developer if and when incremental tax revenues are received by the TIF Fund.

6/22/2017  
Date

  
\_\_\_\_\_  
Bev Romanoff  
Village Clerk

REGISTERED  
No. R-2 (Replacing No. R-1)

Up to \$9,000,000  
(See Schedule A attached)

UNITED STATES OF AMERICA  
STATE OF ILLINOIS  
COUNTIES OF COOK AND KANE  
VILLAGE OF HOFFMAN ESTATES  
TAX INCREMENT ALLOCATION REVENUE NOTE  
(BARRINGTON SQUARE TOWN CENTER PROJECT), SERIES 2012

REGISTERED OWNER: DE SCHOUW BSM, LLC

PRINCIPAL AMOUNT SEE SCHEDULE A ATTACHED HERETO

ISSUANCE DATE: NOVEMBER 21, 2016

MATURITY DATE:

**KNOW ALL PERSONS BY THESE PRESENTS**, that the VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS (the "*Village*"), a municipality, home rule unit and municipal corporation under the laws of the State of Illinois, hereby acknowledges itself to owe and for value received promises to pay from the source and as hereinafter provided to the Registered Owner shown above, or registered assigns as hereinafter provided, the Principal Amount shown from time to time on **Schedule A** attached hereto on the Maturity Date shown above, unless optionally prepaid by the Village prior to the Maturity Date.

Payment of the principal of this Note shall be made to the Registered Owner hereof as shown on the registration books of the Village maintained by the Finance Director, as note registrar and paying agent (the "*Note Registrar*"), at the close of business on the fifteenth day of the month immediately prior to the applicable payment, maturity or prepayment date ("*Record Date*") and shall be paid by electronic transfer to the Registered Owner, provided such Registered Owner has given prior written notice to the Note Registrar, containing the electronic transfer instructions, including the name and address of the bank (which shall be in the continental United States), its ABA routing number and the name and account number to which such Registered Owner wishes to have such transfer directed.

This Note is issued by the Village as a non-interest bearing obligation, in fully registered form to evidence the Principal Amount up to \$9,000,000, in consideration for the payment by the Developer of certain Eligible Redevelopment Project Costs in connection with the Project for the Higgins/Hassell Redevelopment Project Area, as such Project is described in that certain Redevelopment Agreement by and between the Village and Handels-En Productiemaatschappij De Schouw B.V (the "*Developer*"), dated as of May 14, 2012 (the "*Redevelopment Agreement*") and transferred to De Schouw BSM LLC on November 11, 2016.



This Note is issued pursuant to Section 6 of Article VII of the 1970 Constitution of the State of Illinois, as supplemented by Division 74.4 of Article 11 of the Illinois Municipal Code (the "*Act*"), and all laws amendatory thereof and supplemental thereto, and specifically as supplemented by the Local Government Debt Reform Act, as supplemented and amended, and the Omnibus Bond Acts, as amended. This Note has been authorized by Ordinance No. 4307-2012 2012, entitled "An Ordinance Authorizing the Execution of a Redevelopment Agreement and the issuance of a TIF Note" by the President and Board of Trustees of the Village (the "Note Ordinance"), to all of the provisions of which the Registered Owner, by acceptance of this Note, assents.

Except as otherwise provided, the capitalized terms herein shall have the meanings as provided in the Note Ordinance or the Redevelopment Agreement.

The Village has assigned and pledged certain rights, title and interest of the Village in and to certain incremental ad valorem real estate tax revenues from the Project Area which the Village is entitled to receive pursuant to the Act, in order to pay the principal of the Note. Reference is hereby made to the aforesaid Note Ordinance and the Redevelopment Agreement for a description, among others, with respect to the determination, custody and application of said revenues, the nature and extent of such security with respect to the Note, and the terms and conditions under which the Note is issued and secured.

THIS NOTE DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE VILLAGE WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. IF THE PLEDGED AMOUNT IS INSUFFICIENT TO PAY ALL THE PRINCIPAL DUE UNDER THE NOTE, THE REGISTERED OWNER SHALL HAVE NO RECOURSE AGAINST THE VILLAGE, PROVIDED THAT ALL PLEDGED AMOUNTS REQUIRED TO BE DEPOSITED IN THE ACCOUNT FROM TIME TO TIME PURSUANT TO THE TIF ACT AND THE NOTE ORDINANCE HAVE BEEN DEPOSITED INTO THE DEVELOPER ACCOUNT. THE REGISTERED OWNER SHALL HAVE NO RIGHT TO COMPEL THE EXERCISE OF THE TAXING AUTHORITY OF THE VILLAGE OR TO USE ANY FUNDS OF THE VILLAGE (OTHER THAN THE PLEDGED AMOUNT) FOR PAYMENT OF THE PRINCIPAL OF THE NOTE.

The Village shall have the right to prepay this Note in whole or in part, at any time, without payment of any penalty or premium.

This Note is transferable by the Registered Owner hereof in person or by his attorney duly authorized in writing, at the principal office of the Note Registrar in Hoffman Estates, Illinois, but only in the manner, subject to the limitations provided in the Note Ordinance, and upon surrender and cancellation of this Note. Upon such transfer, a new Note or authorized denomination and for the same aggregate Principal Amount will be mailed to the transferee in exchange therefor.

The Village and the Note Registrar may deem and treat the Person in whose name this Note is registered on the Register as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and for all other purposes, and neither the Village nor the Note Registrar shall be affected by any notice to the contrary.



The Village hereby expressly finds and determines that the Maturity Date of this Note does not exceed the earlier of (i) the date which is twenty (20) years from the Issuance Date OR (ii) the date which is December 31 of the year following the twenty-third (23rd) year from the date of designation by the Corporate Authorities of the Project Area.

It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Note did exist, have happened, been done and performed in regular and due form and time as required by law, and the Village hereby covenants and agrees that it has made provision for the segregation of the Incremental Taxes and the Pledged Amount, and that it will properly account for said taxes and will comply with all the covenants of and maintain the funds and accounts as provided by the Note Ordinance.

Whenever, under the terms hereof, principal hereof shall become due and payable, the holder of this Note may pursue any remedies, legal or equitable, that are available to collect such unpaid principal. The Village hereby waives notices of nonpayment ad dishonor, protect of dishonor, and notice of protest.


This Note shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Note Registrar.

The forms following the signatures on this Note and Schedule A are an integral part of this Note as if in each case fully set forth at this place and are incorporated herein by this reference.

IN WITNESS WHEREOF the Village has caused this Note to be signed by the manual or duly authorized facsimile signatures of its President and by its Village Clerk and its corporate seal or a facsimile thereof to be impressed or reproduced hereon, all as of the date of delivery hereof, to wit, the 21<sup>st</sup> day of November, 2016.

[ SEAL ]

VILLAGE OF HOFFMAN ESTATES,  
COOK AND KANE COUNTIES, ILLINOIS

  
Village President

  
Village Clerk

Date of Authentication: May 15, 2012

### CERTIFICATE OF AUTHENTICATION

This Note is the Tax Increment Allocation Revenue Note (Barrington Square Mall Project), Series 2012, of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, described in the within-mentioned Note Ordinance.

Village Treasurer

Village of Hoffman Estates, Cook and Kane Counties, Illinois, as Note Registrar

By: Stan W. Helgeson

NOTE REGISTRAR AND PAYING AGENT:  
Village Treasurer Village of Hoffman Estates,  
Cook and Kane Counties, Illinois



SCHEDULE A

**CERTIFICATE OF OUTSTANDING PRINCIPAL AMOUNT  
(BARRINGTON SQUARE TOWN CENTER PROJECT), SERIES 2012**

This Note is valid to the Outstanding Principal Amount set forth below in column E below as of the date of the endorsement noted in column B below.

A Request For Reimbursement	B Date of this Endorsement	C Maximum Reimbursement Amount	D Prior Principal Payments	E Outstanding Principal Amount	F Authorized Village Signatory
No. 1	5-15-2012	\$1,133,419.73	0	\$1,133,414.73	Rachel Luvato
No. 2	8-5-2013	\$712,531.72	0	\$1,845,946.45	Rachel Luvato
No. 3	8-5-2016	\$1,104,808.19	0	\$2,950,749.64	Rachel Luvato
No. 4	- -2013				
No. 5	- -2014				
No. 6	- -2014				
No. 7	- -2015				
No. 8	- -2015				



**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**

**HIGGINS/HASSELL ROAD TIF DISTRICT FUND**

**REPORT ON COMPLIANCE  
WITH PUBLIC ACT 85-1142**

For the Year Ended  
December 31, 2016



**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**HIGGINS/HASSELL ROAD TIF DISTRICT FUND**  
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## **INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE**



1415 W. Diehl Road, Suite 400  
Naperville, Illinois 60563

630.566.8400 // [www.sikich.com](http://www.sikich.com)

Certified Public Accountants & Advisors  
Members of American Institute of Certified Public Accountants

## INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE

The Honorable Village President  
Members of the Board of Trustees  
Village of Hoffman Estates, Illinois

We have examined management's assertion, included in its representation letter dated June 12, 2017 that the Village of Hoffman Estates, Illinois (the Village) complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2016. Management is responsible for the Village's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Village's compliance with statutory requirements.

In our opinion, management's assertion that the Village of Hoffman Estates, Illinois complied with the aforementioned requirements for the year ended December 31, 2016 is fairly stated, in all material respects.

This report is intended solely for the information and use of the President, the Board of Trustees, management of the Village, Illinois State Comptroller's Office and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

*Sikich LLP*

Naperville, Illinois  
June 12, 2017

## **INDEPENDENT AUDITOR'S REPORT**





1415 W. Diehl Road, Suite 400  
Naperville, Illinois 60563

630.566.8400 // [www.sikich.com](http://www.sikich.com)

**Certified Public Accountants & Advisors**  
*Members of American Institute of Certified Public Accountants*

## **INDEPENDENT AUDITOR'S REPORT**

The Honorable Village President  
Members of the Board of Trustees  
Village of Hoffman Estates, Illinois

We have audited the accompanying basic financial statements of the Higgins/Hassell Road TIF District Fund (the Fund), a special revenue fund of the Village of Hoffman Estates, Illinois, as of and for the year ended December 31, 2016, and the related notes to the financial statements, as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Fund's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## **Opinion**

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Higgins/Hassell Road TIF District Fund, a special revenue fund of the Village of Hoffman Estates, Illinois, as of December 31, 2016, in accordance with accounting principles generally accepted in the United States of America.

## **Emphasis of Matter**

As discussed in Note 1, the financial statements present only the Higgins/Hassell Road TIF District Fund and do not purport to, and do not, present fairly the financial position of the Village of Hoffman Estates, Illinois, as of December 31, 2016, the changes in its financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

## **Other Information**

Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole. The supplementary information (the information) (schedule of fund balance by source for the Higgins/Hassell Road TIF District Fund) is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

*Sikich LLP*

Naperville, Illinois  
June 12, 2017

## **FINANCIAL STATEMENTS**

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**

**HIGGINS/HASSELL ROAD TIF DISTRICT FUND**

**BALANCE SHEET**

December 31, 2016

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<b>ASSETS</b>	
Cash and Investments	\$ 171,842
Property Tax Receivable	<u>193,334</u>
<b>TOTAL ASSETS</b>	<b><u>\$ 365,176</u></b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	
<b>LIABILITIES</b>	
Accounts Payable	\$ 1,170
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax	<u>193,334</u>
Total Liabilities and Deferred Inflows of Resources	<u>194,504</u>
<b>FUND BALANCE</b>	
Restricted for Economic Development	<u>170,672</u>
Total Fund Balance	<u>170,672</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	<b><u>\$ 365,176</u></b>

See accompanying notes to financial statements.

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**

**HIGGINS/HASSELL ROAD TIF DISTRICT FUND**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**

For the Year Ended December 31, 2016

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**REVENUES**

Property Tax	\$ 193,334
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Total Revenues	193,334
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**EXPENDITURES**

Current

Economic Development	1,111,172
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Total Expenditures	1,111,172
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EXCESS (DEFICIENCY) OF REVENUES  
OVER EXPENDITURES

(917,838)
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**OTHER FINANCING SOURCES (USES)**

Notes Issued, at Par	1,104,803
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Total Other Financing Sources (Uses)	1,104,803
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NET CHANGE IN FUND BALANCE	186,965
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FUND BALANCE (DEFICIT), JANUARY 1	(16,293)
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<b>FUND BALANCE, DECEMBER 31</b>	<b>\$ 170,672</b>
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See accompanying notes to financial statements.



# **VILLAGE OF HOFFMAN ESTATES, ILLINOIS**

## **HIGGINS/HASSELL ROAD TIF DISTRICT FUND**

### **NOTES TO FINANCIAL STATEMENTS**

December 31, 2016

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#### **1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the Higgins/Hassell Road TIF District Fund of the Village of Hoffman Estates, Illinois (the Village) have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to government units. The financial statements present only the Higgins/Hassell Road TIF District Fund and do not present fairly the financial position of the Village and the changes in its financial position. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Village's accounting policies are described below.

##### Reporting Entity

The Higgins/Hassell Road TIF District Fund (the Fund) was established to account for transactions related to the Redevelopment Plan and Redevelopment Project within the municipal boundaries established by Village Ordinance.

##### Fund Accounting

The accounts of the Village are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance related legal and contractual provisions.

The Fund is classified as a Governmental Special Revenue Fund.

##### Basis of Accounting

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. The modified accrual basis of accounting is used by governmental funds. The main revenue source included in the fund is incremental revenues from the designated TIF area. Governmental funds are used to account for the Village's general government activities. Governmental fund types use the flow of current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting revenues are recognized when susceptible to accrual (i.e., when they are measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period. The Village considers all revenues available if they are collected within 60 days after year end.

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**HIGGINS/HASSELL ROAD TIF DISTRICT FUND**  
**NOTES TO FINANCIAL STATEMENTS (Continued)**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Basis of Accounting (Continued)

Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on general long-term debt which is recognized when due, and certain compensated absences and claims and judgments which are recognized when the obligations are expected to be liquidated with expendable available financial resources.

Property taxes for 2016 attach as an enforceable lien on January 1, 2016 on properties assessed as of the same date. Taxes are levied on a calendar year basis by the last Tuesday of December. Tax bills are prepared and mailed by the County on or about February 1, 2017 and August 1, 2017, and are payable in two installments, on or about March 1, 2017 and September 1, 2017. The County collects such taxes and remits them periodically. Since the 2016 levy is intended to finance the 2017 fiscal year, the levy has been recorded as receivable and unearned revenue. The revenues in the current year financial statements represent the 2015 property tax levy.

Interfund eliminations have not been made in the aggregation of this data. If there is an expenditure incurred for purposes for which both restricted and unrestricted fund balance is available, restricted fund balance is considered to have been spent first. Investments with a maturity date of one year or less when purchased and all non-negotiable certificates of deposit are stated at cost or amortized cost. Investments with a maturity greater than one year when purchased are reported at fair value. The components of fund balance include the following line items:

- A. Nonspendable fund balance is inherently nonspendable, such as portions of net resources that cannot be spent because of their form and portions of net resources that cannot be spent because they must be maintained intact.
- B. Restricted fund balance has externally enforceable limitations on use, such as limitations imposed by creditors, grantors, contributors or laws and regulations of other government as well as limitations imposed by law through constitutional provision or enabling legislation.
- C. Committed fund balance has self-imposed limitations set in place prior to the end of the period. The limitations are imposed at the highest level of decision-making that requires formal action at the same level to remove. For the Fund and the Village, the Board of Trustees is the highest level of decision-making. As of December 31, 2016, the Fund does not have any commitments of fund balance.

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**HIGGINS/HASSELL ROAD TIF DISTRICT FUND**  
**NOTES TO FINANCIAL STATEMENTS (Continued)**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Basis of Accounting (Continued)

- D. Assigned fund balance has limitations resulting from intended use consisting of amounts where the intended use is established by the Village Board designated for that purpose. The intended use is established by an official designated for that purpose. The Village has not designated anyone for this purpose. However, GASB No. 54 has outlined that fund balance outside of the General Fund is to fall in this category if there is not a deficit fund balance for the Fund.
- E. Unassigned fund balance is the total fund balance in the General Fund in excess of nonspendable, restricted, committed and assigned fund balance. If there is an expenditure incurred for purposes for which both restricted and unrestricted fund balance is available, the Village will consider restricted fund balance to have been spent before unrestricted fund balance. Further, if there is an expenditure incurred for purposes for which committed, assigned or unassigned fund balance classifications could be used, then the Village will consider committed fund balance to be spent before assigned fund balance, and consider assigned fund balance to be spent before unassigned fund balance.

**2. CASH AND INVESTMENTS**

The Village's investment policy authorizes the Village to invest in debt securities guaranteed by the United States Government (explicitly or implicitly), debt securities of the United States Government or its agencies, interest-bearing savings accounts, time deposits and certificates of deposit of a bank that is insured by the FDIC, certain insured short-term obligations of corporations organized in the United States Government, certain money market mutual funds, interest-bearing bonds of other local governments and Illinois Funds, a money market fund created by the State Legislature under the control of the State Treasurer that maintains a \$1 share value.

**A. Deposits with Financial Institutions**

Custodial credit risk for deposits with financial institutions is the risk that in the event of bank failure, the Village's deposits may not be returned to it. The Village investment policies require pledging of collateral for all bank balances in excess of federal depository insurance with the collateral held by an agent of the Village in the Village's name.

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**HIGGINS/HASSELL ROAD TIF DISTRICT FUND**  
**NOTES TO FINANCIAL STATEMENTS (Continued)**

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**2. CASH AND INVESTMENTS (Continued)**

**B. Investments**

Interest rate risk is the risk that change in interest rates will adversely affect the fair value of an investment. In accordance with its investment policy, the Village limits its exposure to interest rate risk by structuring the portfolio to provide liquidity for operating funds and maximizing yields for funds not needed currently. The investment policy limits the maximum maturity lengths of most investments to two years.

The Village limits its exposure to credit risk, the risk that the issuer of a debt security will not pay its par value upon maturity, by requiring investments primarily in obligations guaranteed by the United States Government or securities issued by agencies of the United States Government that are explicitly guaranteed by the United States Government. Illinois Funds are not subject to custodial credit risk.

Custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to the investment, the Village will not be able to recover the value of its investments that are in possession of an outside party. To limit its exposure, the Village investment policies require all security transactions that are exposed to custodial credit risk to be processed on a delivery versus payment (DVP) basis with the underlying investments held by a third party acting as the Village's agent separate from where the investment was purchased.

Concentration of Credit Risk - The Village's investment policy has the following diversification guidelines: no more than 50% of the Village's investments can be held at any one financial institution, exclusive of bonds, notes debenture or other obligations of the United States or its agencies. The Village had greater than 5% of its overall portfolio invested in Illinois Funds at year end.

**3. LONG-TERM DEBT**

**A. Tax Increment Revenue Note Disclosures**

The Village, pursuant to an economic development agreement dated May 14, 2012, has agreed to reimburse The Handels-En Productiemaatschappij De Schouw B.V. for certain project costs incurred as the Village's agent in furthering the economic development plan and project. An economic redevelopment note was issued in 2012 and 2013 totaling \$1,845,946. During fiscal year 2016 an additional \$1,104,803 was added to the note. The note is payable from and secured solely by the pledged incremental revenues deposited in the Fund.

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**  
**HIGGINS/HASSELL ROAD TIF DISTRICT FUND**  
**NOTES TO FINANCIAL STATEMENTS (Continued)**

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**3. LONG-TERM DEBT (Continued)**

**A. Tax Increment Revenue Note Disclosures (Continued)**

Issue	Balance January 1	Issuances or Accretions	Retirements or Accretions	Balances December 31	Current Portion
Tax Increment Redevelopment Notes due in annual installments only if tax increment revenues are available.	\$ 1,845,946	\$ 1,104,803	\$ -	\$ 2,950,749	\$ -

**B. Debt Service Requirements to Maturity**

The Higgins/Hassell Redevelopment Note provides that the payment of principal and interest on the note is due only if tax increment revenues are available for payment of debt service. The note does not bear interest. Therefore, no set debt service schedule is available.



## **SUPPLEMENTARY INFORMATION**

**VILLAGE OF HOFFMAN ESTATES, ILLINOIS**

**HIGGINS/HASSELL ROAD TIF DISTRICT FUND**

**SCHEDULE OF FUND BALANCE BY SOURCE**

For the Year Ended December 31, 2016

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<b>BEGINNING BALANCE (DEFICIT), JANUARY 1</b>	<u>\$ (16,293)</u>
<b>DEPOSITS</b>	
Property Tax	193,334
Notes Issued, at Par	<u>1,104,803</u>
Total Deposits	<u>1,298,137</u>
Balance Plus Deposits	<u>1,281,844</u>
<b>EXPENDITURES</b>	
Economic Development	
Other Contractual Services	<u>1,111,172</u>
Total Expenditures	<u>1,111,172</u>
<b>ENDING BALANCE, DECEMBER 31</b>	<u><u>\$ 170,672</u></u>
<b>ENDING BALANCE BY SOURCE</b>	
Property Tax	<u>\$ 170,672</u>
Subtotal	170,672
Less Surplus Funds	<u>-</u>
<b>ENDING BALANCE, DECEMBER 31</b>	<u><u>\$ 170,672</u></u>

(See independent auditor's report.)