



HOFFMAN ESTATES

GROWING TO GREATNESS

June 28, 2020

TO: ALL TAXING DISTRICTS ON ATTACHED LIST

FROM: RACHEL MUSIALA, DIRECTOR OF FINANCE

SUBJECT: LAKEWOOD CENTER REDEVELOPMENT PROJECT AREA 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 2019 Annual Report of the Lakewood Center Redevelopment Project Area. This TIF was created in January, 2019 and will expire in December, 2043.

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

Rachel Musiala
Director of Finance

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
LAKWOOD CENTER REDEVELOPMENT PROJECT AREA

ANNUAL REPORT

DISTRIBUTION LIST

COOK COUNTY CLERK'S OFFICE

118 North Clark Street
Chicago, IL 60602
Karen A. Yarbrough, County Clerk
Clerk.yarbrough@cookcountyil.gov

NORTHWEST MOSQUITO ABATEMENT DISTRICT

147 West Hintz Road
Wheeling, IL 60090
James Thennisch, Director
jthennisch@nwmadil.com
Ewa Migacz, Office Manager
office@nwmadil.com

METROPOLITAN WATER RECLAMATION DISTRICT

100 East Erie Street
Chicago, IL 60611
Eileen McElligott, Administrative Services Manager
eileen.mcelligott@mwr.org
Shellie Riedle, Budget Officer
riedles@mwr.org

COMMUNITY UNIT SCHOOL DISTRICT #220

515 W. Main Street
Barrington, IL 60010
Brian Harris, Superintendent
bharris@barrington220.org
David Bein, Asst. Supt. of Business Services
dbein@barrington220.org

BARRINGTON AREA LIBRARY

505 N. Northwest Highway
Barrington, IL 60010
Jesse Henning, Executive Director
jhenning@balibrary.org
Cheryl Riendeau, Business Manager
criendeau@balibrary.org

BARRINGTON TOWNSHIP

602 S. Hough Street
Barrington, IL 60010
Amy Nykaza, Supervisor
amynykaza@barringtontownship.com

FOREST PRESERVE DISTRICT OF COOK COUNTY

536 N. Harlem Avenue
River Forest, IL 60305
Arnold Randall, General Superintendent
arnold.randall@cookcountyil.gov

HOFFMAN ESTATES PARK DISTRICT

1685 West Higgins Road
Hoffman Estates, IL 60169
Nicole Hopkins, Director of Admin. & Finance
nhopkins@heparks.org
Craig Talsma, Executive Director
ctalsma@heparks.org

HARPER COLLEGE DISTRICT #512

1200 W. Algonquin Road
Palatine, IL 60067
Ron Ally, Executive V.P. of Finance
rally@harpercollege.edu
Dulse Barraza, Exec. Asst. Finance & Admin. Svcs.
dbarraza@harpercollege.edu

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
LAKEWOOD CENTER REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2019
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VILLAGE OF HOFFMAN ESTATES, ILLINOIS
LAKEWOOD CENTER REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2019
REDEVELOPMENT PLAN AMENDMENTS

A Lakewood Center Redevelopment Area Plan was approved on January 21, 2019. No amendments were made to the plan during the fiscal year ended December 31, 2019.

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
LAKEWOOD CENTER REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2019

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, 2019 through December 31, 2019.

6-10-2020
Date

William D. McLeod
William D. McLeod
Village President

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
LAKWOOD CENTER REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2019
CERTIFICATE OF COMPLIANCE

[See Attachment]

THE LAW OFFICE OF
ARTHUR JANURA, P.C.

2123 MULGUY COURT | INVERNESS, IL 60010
O:224.655.7615 C:224.210.4593 | JANURALAW@GMAIL.COM

May 7, 2020

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
Lakewood TIF District
2019 Compliance**

Dear Comptroller Mendoza:

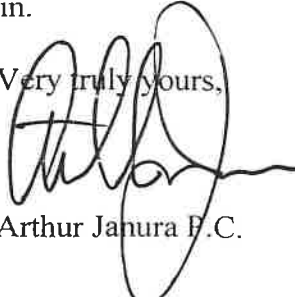
Subject to the qualifications and limitation herein, we are of the opinion that, for the period of January 1, 2019 to December 31, 2019, we are not aware of any material violation by the Village of any of the applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act (the "Act").

Whenever we indicate that our opinion with respect to the existence or absence of facts 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.

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 this firm. No opinion may be inferred or implied beyond the matters expressly contained herein.

Very truly yours,

 P.C.
Arthur Janura P.C.

AJ/ds

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
LAKEWOOD CENTER REDEVELOPMENT PROJECT AREA

ANNUAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2019

STATEMENT OF RECEIPTS, DISBURSEMENTS
AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2019

Receipts		
Property Taxes		\$ -
Interest Earnings		-
Sub-total		<u>-</u>
Disbursements		
Economic Development		2,924
Sub-total		<u>\$ 2,924</u>
Excess (Deficit) of Receipts over Disbursements		<u>\$ (2,924)</u>
Balance, January 1, 2019		-
Balance, December 31, 2019		<u>\$ (2,924)</u>
Ending Balance By Source:		
Property Taxes		\$ (2,924)
Interest Earnings		-
Ending Balance, December 31, 2019		<u>\$ (2,924)</u>

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
LAKWOOD CENTER REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2019

STATEMENT OF FUND BALANCE BY SOURCE AND YEAR

2019	
Property Taxes	\$ (2,924)
Interest Earnings	<u>-</u>
Total Fund Balance, December 31, 2019	<u><u>\$ (2,924)</u></u>

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
LAKWOOD CENTER REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2019

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

Initial EAV of the Redevelopment Project Area	\$ 30,325,169
2018 EAV of the Redevelopment Project Area	\$ 29,794,971
Incremental Revenues Received During 2019	\$0
Incremental Revenues Received in Previous Year	\$0
Increase (Decrease) in Incremental Revenues	\$0

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
LAKWOOD CENTER REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2019

STATEMENT OF PROPERTY PURCHASED

During the year ended December 31, 2019, the Village of Hoffman Estates did not purchase any property within the redevelopment project area.

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
LAKWOOD CENTER REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2019

REDEVELOPMENT ACTIVITIES

During the year ending December 31, 2019, redevelopment activities are described below.

Work began to redevelop the 1,600,000 square foot, former AT&T office campus. Approvals were obtained in the summer and interior demolition work started on the east portion of the main building in November. Reconstruction of the main office spaces, co-working, public gathering areas on The Square and retail spaces on The Block will continue throughout 2020 with plans to move tenants in later in the year.

Economic activities in 2019 included the Village's annual participation in the ICSC RECon convention in May, the Chicago Deal Making Conference in October and the New York Deal Making Conference in December. Various networking and business development events throughout the year were attended by the Economic Development Director, Village Manager, Assistant Village Manager-Development Services, and other staff members. A networking conference was hosted on site in the building in August to promote and feature the project.

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
LAKWOOD CENTER REDEVELOPMENT PROJECT AREA
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FOR THE YEAR ENDED DECEMBER 31, 2019

STATEMENT OF INDEBTEDNESS

On January 21, 2019, the Village of Hoffman Estates authorized interest bearing TIF Notes up to a principal amount of \$53,767,000 which would be payable from the Lakewood Center Redevelopment Project Area to the developer for eligible redevelopment costs if and when incremental tax revenues are received.

There are no eligible redevelopment costs authorized for reimbursement to the developer as of December 31, 2019.

6/10/2020
Date



Bev Romanoff
Village Clerk

**AGENDA
LAKEWOOD CENTER TIF
ANNUAL MEETING
JOINT REVIEW BOARD
JULY 20, 2020
1900 HASSELL ROAD
Hoffman Estates, IL**

1:15 p.m. – Hennessy Room

- I. Call to Order**
- II. Approval of Minutes – November 28, 2018**
- III. Review of Year 2019 Compliance Report**
- IV. Question and Answers**
- V. Adjournment**

**Meeting Minutes
Joint Review Board Meeting
Lakewood Center Redevelopment Project Area
Village of Hoffman Estates
Frank Alexa Training Room
1900 Hassell Road
Hoffman Estates, IL 60169**

**November 28, 2018
9:00 a.m.**

Joint Review Board Members in Attendance:

Jim Norris, Village of Hoffman Estates
Brian Harris, Barrington CUSD 220
Mohammed Elahi, Cook County
Amy Nykaza, Barrington Township
Craig Talsma, Hoffman Estates Park District
Jesse Henning, Barrington Public Library District

Joint Review Board Members Absent:

Harper College

Others in Attendance:

Kevin Kramer, Village of Hoffman Estates
Mark Koplín, Village of Hoffman Estates
Rachel Musiala, Village of Hoffman Estates
Bev Romanoff, Village of Hoffman Estates
Doug LaSota, Village of Hoffman Estates
Patti Cross, Village of Hoffman Estates
Art Janura, Village of Hoffman Estates
Dan O'Malley, Village of Hoffman Estates
Suzanne Ostrovsky, Village of Hoffman Estates
Bill McLeod, Village of Hoffman Estates
Fran Lefor Rood, SB Friedman Development Advisors
Ken Gold, Somerset Development
Ralph Zucker, Somerset Development
Larry Woodard, Somerset Development
David Bein, Barrington CUSD 220
Eric Peterson, Daily Herald

I. Call to order

The meeting was called to order at 9:00 a.m. by Mr. Jim Norris.

II. Introduction of Members and roll call

Mr. Mark Koplín called roll.

III. Selection of Public Member

Mr. Talsma made a motion and Ms. Nykaza seconded to nominate Ms. Romanoff as Public Member. A voice vote recorded all ayes. The motion passed and Ms. Romanoff was made the Public Member representative of the Joint Review Board.

IV. Selection of Chairperson

Mr. Talsma made a motion and Ms. Romanoff seconded to nominate Mr. Norris as Chairperson. A voice vote recorded all ayes. The motion passed and Mr. Norris was made the Chairperson of the Joint Review Board.

V. Overview of Joint Review Board's role

Mr. Norris reviewed the role of the JRB by stating, the specific provisions are as follows: “The board shall review (i) the public record, planning documents and proposed ordinances approving the redevelopment plan and project and (ii) proposed amendments to the redevelopment plan or additions of parcels of property to the redevelopment project area to be adopted by the municipality. As part of its deliberations, the board may hold additional hearings on the proposal. A board's recommendation shall be an advisory, non-binding recommendation. The recommendation shall be adopted by a majority of those members present and voting. The recommendations shall be submitted to the municipality within 30 days after convening of the board. Failure of the board to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of designating or amending the redevelopment project area but shall be deemed to constitute approval by the joint review board of the matters before it.

The board shall base its recommendation to approve or disapprove the redevelopment plan and the designation of the redevelopment project area or the amendment of the redevelopment plan or addition of parcels of property to the redevelopment project area on the basis of the redevelopment project area and redevelopment plan satisfying the plan requirements, the eligibility criteria defined in Section 11-74.4-3, and the objectives of this Act.

The board shall issue a written report describing why the redevelopment plan and project area or the amendment thereof meets or fails to meet one or more of the objectives of this Act and both the plan requirements and the eligibility criteria defined in Section 11-74.4-3. In the event the Board does not file a report it shall be presumed that these taxing bodies find the redevelopment project area and redevelopment plan satisfy the objectives of this Act and the plan requirements and eligibility criteria.”

He clarified the JRB can talk about any aspect of the proposed project however, the vote and recommendation must be based solely on the redevelopment project area and redevelopment plan satisfying the plan requirements, the eligibility criteria, and the objectives of the TIF Act.

VI. Presentation of Eligibility Study and Redevelopment Plan and Project.

Mr. Norris introduced Fran Lefor Rood of SB Friedman Development Advisors to present the TIF Plan and Eligibility Study. Ms. Rood gave a thorough overview of the eligibility study and the redevelopment plan and project.

VII. Discussion and questions

Mr. Elahi asked if residential would be included in the TIF as it was shown on the presented concept plan. Ms. Rood clarified that is not included and those parcels where the residential is proposed have been carved out of the TIF boundary.

Mr. Harris thanked the Village staff for giving advanced notice of this plan to the school district. He noted that the school district is not opposed to redevelopment of this site and thought that Ms. Rood did an excellent job with the report. The school district does have some concerns about the number, type and size of the residential units but no concerns about the TIF itself. Finally, he asked if a copy of Ms. Rood's presentation could be sent out to all in attendance. Mr. Norris assured him the presentation would be sent out and stated the residential would be apartments priced at around \$2 per square foot and townhomes priced in the \$300-500 thousand dollar range and those details would hopefully be ready by the time the Village Board votes on the TIF in January.

VIII. Discussion of statutory objectives, plan requirements, and eligibility criteria of the proposed Lakewood Center TIF District

There was no other discussion at this time.

IX. Joint Review Board members vote on recommendation of the Lakewood Center TIF District

Ms. Romanoff made a motion and Mr. Talsma seconded to recommend approval of the Lakewood Center TIF district. A roll call vote was taken as follows:

Aye – Village of Hoffman Estates, Barrington Township, Hoffman Estates Park District, Barrington Public Library District, Cook County, Public Member Romanoff

Nay – Barrington Community Unit School District 220

Absent - Harper College

The motion was approved.

X. Other business

There was no other business.

XI. Adjourn

Mr. Harris made a motion and Ms. Nykaza seconded to adjourn. A voice vote recorded all ayes. The meeting adjourned at 9:26 a.m.