



HOFFMAN ESTATES

GROWING TO GREATNESS

June 28, 2021

TO: ALL TAXING DISTRICTS ON ATTACHED LIST

FROM: RACHEL MUSIALA, DIRECTOR OF FINANCE

SUBJECT: HIGGINS-OLD SUTTON 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 2020 Annual Report of the Higgins-Old Sutton Redevelopment Project Area. This TIF was created in January, 2020 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
HIGGINS-OLD SUTTON 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
Shellie Riedle, Budget Officer
riedles@mwrdd.org

COMMUNITY UNIT SCHOOL DISTRICT #300

2550 Hamisch Drive
Algonquin, IL 60102
Frederick Heid, Superintendent
frederick.heid@d300.org
Susan Harkin, Chief of Staff
susan.harkin@d300.org
Jennifer Porter, Director of Finance
jennifer.porter@d300.org

BARRINGTON AREA LIBRARY

505 N. Northwest Highway
Barrington, IL 60010
Vicki Rakowski, Executive Director
vrakowski@balibrary.org
Cheryl Riendeau, Business Manager
criendeau@balibrary.org

BARRINGTON TOWNSHIP

602 S. Hough Street
Barrington, IL 60010
D. Robert Alberding, Supervisor
robertalberding@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

ELGIN COMMUNITY COLLEGE DISTRICT #509

1700 Spartan Drive
Elgin, IL 60123
David Sam, President
dsam@elgin.edu
Kimberly Wagner, V.P. of Business and Finance
kwagner@elgin.edu

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA

ANNUAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2020

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VILLAGE OF HOFFMAN ESTATES, ILLINOIS
HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2020
REDEVELOPMENT PLAN AMENDMENTS

A Higgins-Old Sutton Redevelopment Area Plan was approved on January 6, 2020. No amendments were made to the plan during the fiscal year ended December 31, 2020.

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2020

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, 2020 through December 31, 2020.

6/18/2021
Date

William D. McLeod
William D. McLeod
Village President

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2020
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

March 26, 2021

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
Old Sutton Road TIF District
2020 Compliance**

Dear Comptroller Mendoza:

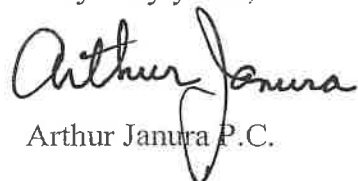
Subject to the qualifications and limitation herein, we are of the opinion that, for the period of January 1, 2020 to December 31, 2020, we are not aware of any material violation by the Village of any of the applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act (the "Act") except for the annual meeting of the Joint Review Board.

Whenever we indicate that our opinion with respect to the existence 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
HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA

ANNUAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2020

STATEMENT OF RECEIPTS, DISBURSEMENTS
AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2020

Receipts	
Property Taxes	\$ -
Interest Earnings	-
Transfer from General Fund	12,285
Sub-total	<u>12,285</u>
Disbursements	
Economic Development	12,285
Sub-total	<u>\$ 12,285</u>
Excess (Deficit) of Receipts over Disbursements	<u>\$ -</u>
Balance, January 1, 2020	-
Balance, December 31, 2020	<u>\$ -</u>
Ending Balance By Source:	
Property Taxes	\$ -
Interest Earnings	-
Ending Balance, December 31, 2020	<u>\$ -</u>

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2020

STATEMENT OF FUND BALANCE BY SOURCE AND YEAR

2020		
	Property Taxes	\$ -
	Interest Earnings	-
		<hr/>
Total Fund Balance, December 31, 2020		\$ - <hr/> <hr/>

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2020

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

Initial EAV of the Redevelopment Project Area	\$	63,587
2019 EAV of the Redevelopment Project Area	N/A	
Incremental Revenues Received During 2020		\$0
Incremental Revenues Received in Previous Year		\$0
Increase (Decrease) in Incremental Revenues		\$0

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2020

STATEMENT OF PROPERTY PURCHASED

During the year ended December 31, 2020, the Village of Hoffman Estates did not purchase any property within the redevelopment project area.

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2020

REDEVELOPMENT ACTIVITIES

Economic activities in 2020 included the promotion of the district in various video productions, on social media, and in other advertising outlets since the annual tradeshow did not occur due to the COVID pandemic. Various networking and business development events throughout the year were attended virtually by the Economic Development Director and other staff members.

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA

ANNUAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2020

STATEMENT OF INDEBTEDNESS

The Village of Hoffman Estates did not issue any obligations in which principal and interest would be payable from the Higgins-Old Sutton Redevelopment Project Area TIF District during the year ended December 31, 2020.

6/18/2021
Date

Bev Romanoff
Bev Romanoff
Village Clerk

**AGENDA
HIGGINS-OLD SUTTON TIF
ANNUAL MEETING
JOINT REVIEW BOARD
JULY 14, 2021
1900 HASSELL ROAD
Hoffman Estates, IL**

1:15 p.m. – Hennessy Room

- I. Call to Order**
- II. Election of Chairperson**
- III. Approval of Minutes – September 11, 2019**
- IV. Review of Year 2020 Compliance Report**
- V. Question and Answers**
- VI. Adjournment**

**Meeting Minutes
Joint Review Board Meeting
Higgins-Old Sutton Redevelopment Project Area
Village of Hoffman Estates
Frank Alexa Training Room
1900 Hassell Road
Hoffman Estates, IL 60169**

**September 11, 2019
9:00 a.m.**

Joint Review Board Members in Attendance:

Jim Norris, Village of Hoffman Estates
Susan Harkin, Community Unit School District 300
Mohammed Elahi, Cook County
Amy Nykaza, Barrington Township
Nicole Hopkins, Hoffman Estates Park District
Jesse Henning, Barrington Public Library District
Heather Scholl, Elgin Community College

Others in Attendance:

Kevin Kramer, Village of Hoffman Estates
Mark Koplín, Village of Hoffman Estates
Rachel Musiala, Village of Hoffman Estates
Patti Cross, Village of Hoffman Estates
Art Janura, Village of Hoffman Estates
Dan O'Malley, Village of Hoffman Estates
Geoff Dickinson, SB Friedman Development Advisors
Elizabeth Ginsberg, SB Friedman Development Advisors
Ares Dalianis, Franczek P.C.
Bev Romanoff, Hoffman Estates Resident
Dennis Kelly, Barrington Hills Park District
Vicki Kelly, Barrington Hills Resident

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. Norris called roll.

III. Selection of Public Member

Mr. Norris made a motion and Ms. Harkin 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

Ms. Romanoff made a motion and Ms. Harkin 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. Adoption of Rules Allowing Telephonic Participation

Since all taxing bodies were represented in person no telephonic participation was needed and therefore this item did not apply.

VI. 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.

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

Mr. Norris introduced Geoff Dickinson and Elizabeth Ginsberg of SB Friedman Development Advisors to present the TIF Plan and Eligibility Study. Ms. Ginsberg gave a thorough overview of the eligibility study and Mr. Dickinson reviewed the redevelopment plan and project.

VIII. Discussion and questions

Mr. Dalianis asked if there were any adjacent TIFs. Mr. Norris clarified there was an EDA across Higgins Road but not specifically a TIF. Mr. Dalianis asked if monies could be moved back and forth between the contiguous districts which Mr. Norris said he believed it could not. Mr. Dalianis also confirmed that Poplar Creek Crossing was not in the EDA.

Mr. Kelly of the Barrington Hills Park District, a taxing body not within the proposed TIF district, asked about the specific north-south distance along Rt. 59 to understand the northern boundary line for the proposed district. Mr. Norris responded that it was the parcel line and that was about the location of the north boundary lines up with the existing traffic signal for the Arboretum of South Barrington.

Mr. Dalianis asked if the Iatarola family still owned the parcels. Mr. Norris stated both parcels have separate ownership but members of the family are still involved. He also noted the property went on the market for sale seeking qualified developers several months ago but no developer was selected at that time.

Ms. Harkin stated District 300 would still like an agreement with the Village to hold all parties accountable which would share surplus earlier or end the TIF early if all projects are completed in a timely manner. Mr. Norris recognized the request and the goal of a potential agreement but said he would have to socialize the idea with the Village Board since they would have to approve an agreement. He felt that with six weeks before the public hearing for this TIF, those discussions could take place.

Mr. Janura asked about the history of the 16 acre parcel. Mr. Koplin provided the history of the Plote ownership and poor soils due to the dumping of construction material and debris. Mr. Dalianis asked if legal action should be taken against the dumping violators but Mr. Norris noted the property was purchased prior to annexation to the Village and on an “as is” condition and therefore could be considered a TIF eligible cost now.

Ms. Kelly, requested that the Village demand a higher and better use on the site that will improve her property value if her tax dollars will be used on the projects. Mr. Norris explained it will not be her tax dollars used, it will only be the property taxes which the property owner pays that will be used in the TIF fund and that is the lawful right of the property owner to propose and develop what they see best for their property.

IX. Discussion of statutory objectives, plan requirements, and eligibility criteria of the proposed Higgins-Old Sutton TIF District

There was no other discussion at this time.

X. Joint Review Board members vote on recommendation of the Higgin-Old Sutton TIF District

Ms. Romanoff made a motion and Ms. Hopkins seconded to recommend approval of the Higgins-Old Sutton TIF district. A roll call vote was taken as follows:

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

Nay – Community Unit School District 300

The motion was approved.

XI. Other business

There was no other business.

XII. Adjourn

Ms. Nykaza made a motion and Ms. Harkin seconded to adjourn. A voice vote recorded all ayes. The meeting adjourned at 9:31 a.m.