

**AGENDA
HIGGINS-OLD SUTTON TIF
ANNUAL MEETING
JOINT REVIEW BOARD
JULY 20, 2022
1900 HASSELL ROAD
Hoffman Estates, IL**

9:35 a.m. – Hennessy Room

- I. Call to Order**
- II. Approval of Minutes – July 14, 2020**
- III. Review of Year 2021 Compliance Report**
- IV. Question and Answers**
- V. Adjournment**

**Minutes
Higgins-Old Sutton TIF
Annual Meeting
Joint Review Board
July 14, 2021**

Board Members Present: Eric Palm, Village of Hoffman Estates, Chairman
Bev Romanoff, Resident Member
Lynne Cotshott, Hoffman Estates Park District
Jennifer Porter, Community Unit School District #300

Guests Present: Rachel Musiala, Director of Finance
Arthur Janura, Corporation Counsel
Patti Cross, Asst. Corporation Counsel
Kevin Kramer, Director of Economic Development
Laurel Warren, Fiscal Operations Manager
Ashley Hines, Development Services Intern

I. Call to Order

Village Manager Eric Palm called the meeting to order at 1:19 p.m. 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 the members. A distribution list and annual report will be attached to the minutes. Village Manager Palm gave a brief introduction. No questions were asked.

II. Election of Chairperson

Bev Romanoff made a motion to elect Eric Palm as Chairperson. Lynne Cotshott seconded the motion. A voice vote was taken. All ayes. Motion carried.

III. Approval of Minutes – September 11, 2019

A motion to approve the minutes was made by Bev Romanoff and seconded by Jennifer Porter. A voice vote was taken. All ayes. Motion carried.

IV. Review of Year 2020 Compliance Report

Rachel Musiala, Director of Finance for the Village of Hoffman Estates gave a brief overview of the financial activity on page 4 of the Annual Compliance Report. There was no audit as there have been no revenues received. Kevin Kramer gave a brief overview of the project. The owner has finalized plans for bringing utilities to the property but they have not yet been approved. The owner is also working on an agreement to cross the railroad.

V. Question and Answers

No questions were asked.

DRAFT #1

VI. Adjournment

Motion to adjourn was made by Bev Romanoff and seconded by Jennifer Porter. A voice vote was taken. All ayes. Motion carried. Chairman Palm adjourned the meeting at 1:22 p.m.



HOFFMAN ESTATES

GROWING TO GREATNESS

June 27, 2022

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 2021 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@mwr.org

COMMUNITY UNIT SCHOOL DISTRICT #300

2550 Harnisch Drive
Algonquin, IL 60102
Susan Harkin, Superintendent
susan.harkin@d300.org
Jennifer Porter, Adm. Chief of Staff
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 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, 2021
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VILLAGE OF HOFFMAN ESTATES, ILLINOIS
HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2021
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, 2021.

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2021

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, 2021 through December 31, 2021.

6-20-2022

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, 2021
CERTIFICATE OF COMPLIANCE

[See Attachment]

THE LAW OFFICE OF
ARTHUR JANURA, PC

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

March 22, 2022

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
2021 Compliance**

Dear Comptroller Mendoza:

Subject to the qualifications and limitation herein, we are of the opinion that, for the period of January 1, 2021 to December 31, 2021, 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,

 A.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, 2021

STATEMENT OF RECEIPTS, DISBURSEMENTS
AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2021

Receipts	
Property Taxes	\$ 65,131
Interest Earnings	8
Transfer from General Fund	7,260
Sub-total	<u>72,399</u>
Disbursements	
Economic Development	9,015
Sub-total	<u>\$ 9,015</u>
Excess (Deficit) of Receipts over Disbursements	<u>\$ 63,384</u>
Balance, January 1, 2021	-
Balance, December 31, 2021	<u>\$ 63,384</u>
Ending Balance By Source:	
Property Taxes	\$ 63,384
Interest Earnings	-
Ending Balance, December 31, 2021	<u>\$ 63,384</u>

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2021

STATEMENT OF FUND BALANCE BY SOURCE AND YEAR

2021		
Property Taxes	\$	63,384
Interest Earnings		<u>-</u>
Total Fund Balance, December 31, 2021	\$	<u><u>63,384</u></u>

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2021

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

Initial EAV of the Redevelopment Project Area	\$ 1,304,100
2020 EAV of the Redevelopment Project Area	\$ 2,016,544
Incremental Revenues Received During 2021	\$65,132
Incremental Revenues Received in Previous Year	\$0
Increase (Decrease) in Incremental Revenues	\$65,132
Breakdown of Change by Taxing District:	
Cook County	\$ 3,227.42
Consolidated Elections	-
Cook County Forest Preserve	413.20
Barrington Township	235.13
General Assistance - Barrington	7.10
Village of Hoffman Estates	10,123.92
Community School District #300	38,550.53
Elgin Community College District #509	3,754.60
Hoffman Estates Park District	4,253.31
Barrington Area Library	1,802.46
Metropolitan Water Reclamation District	2,693.08
Northwest Mosquito Abatement District	71.25
TOTAL	<u>\$65,132.00</u>

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2021

STATEMENT OF PROPERTY PURCHASED

During the year ended December 31, 2021, 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, 2021

REDEVELOPMENT ACTIVITIES

Economic activities in 2021 included the promotion of the district in various video productions, on social media, and in other advertising outlets including a return to tradeshow. Various networking and business development events throughout the year were attended by the Economic Development Director and Village Manager, both in-person and virtually.

Staff also worked with the owner and several developers to draft an agreement for development. This may be completed in 2022.

VILLAGE OF HOFFMAN ESTATES, ILLINOIS
HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA
ANNUAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2021

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, 2021.

6/22/2022
Date

Bev Romanoff
Bev Romanoff
Village Clerk