

Agenda

TIF JOINT REVIEW BOARD MEETING
CITY OF PROSPECT HEIGHTS
8 NORTH ELMHURST ROAD
PROSPECT HEIGHTS, IL 60070
CITY HALL
DECEMBER 15, 2016
2:00 P.M.

1. Call to Order
2. Introduction of Joint Review Board Member Representatives and Public Member
3. Introduction of other interested parties
4. Election of Chairperson
5. Discussion and review of the 2016 Annual TIF report which has been submitted to the Office of the Illinois Comptroller on November 30, 2016 and Distributed to all affected taxing districts pursuant to 65 ILCS 5/11 -74.4-5(d) as to the effectiveness and status of the redevelopment project area.
6. Adjournment



STATE OF ILLINOIS
COMPTROLLER
LESLIE GEISSLER MUNGER

Name of Municipality:	City of Prospect Heights	Reporting Fiscal Year:	2016
County:	Cook	Fiscal Year End:	4/30/2016
Unit Code:	016/467/30		

TIF Administrator Contact Information

First Name:	Stephanie	Last Name:	Hannon
Address:	8 North Elmhurst Road	Title:	Finance Director
Telephone:	847-398-6070	City:	Prospect Heights
		Zip:	60070
Mobile		E-mail-required	shannon@prospect-heights.org
Mobile Provider		Best way to contact	☒ X Email ☐ Mobile
			☐ Phone ☐ Mail

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of

is complete and accurate at the end of this reporting Fiscal year under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

Stephanie Hannon

11/30/14

Written signature of TIF Administrator

Date _____

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTRICT[illegible]

*All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]

FY 2016

Name of Redevelopment Project Area:	Milwaukee/Palatine
Primary Use of Redevelopment Project Area*:	
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act _____	Industrial Jobs Recovery Law _____

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits from any source equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only, not actual agreements labeled Attachment M	X	

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2016

Name of Redevelopment Project Area:	Milwaukee/Palatine
Primary Use of Redevelopment Project Area*:	
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act _____	Industrial Jobs Recovery Law _____

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	X	
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Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		X
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Cumulatively, have deposits from any source equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only, not actual agreements labeled Attachment M	X	

* Types Include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))**Provide an analysis of the special tax allocation fund.****FY 2016****TIF NAME: Milwaukee/Palatine**

Fund Balance at Beginning of Reporting Period

\$ 314,017

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 304,353	\$ 13,745,135	98%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 159	\$ 307,729	2%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (Identify source _____; if multiple other sources, attach schedule)			0%

*must be completed where current or prior year(s) have reported funds

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period

\$ 304,512

Cumulative Total Revenues/Cash Receipts

\$ 14,052,864 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 736,600

Distribution of Surplus**Total Expenditures/Disbursements**

\$ 810,110

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS

\$ (505,598)

FUND BALANCE, END OF REPORTING PERIOD*

\$ (191,581)

* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SURPLUS*/(DEFICIT)(Carried forward from Section 3.3)

\$ (191,581)

PAGE 2

\$\$\$

66,886

420,000

850

\$	487,736
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— **\$**

\$ _____

	\$	-
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69

SECTION 3.2 A

PAGE 3

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
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15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
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16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
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TOTAL ITEMIZED EXPENDITURES		\$	810 110
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TOTAL ITEMIZED EXPENDITURES		\$	810,110
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FY 2016

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

[illegible]

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period

FY 2016

TIF NAME: Milwaukee/Palatine

FUND BALANCE, END OF REPORTING PERIOD

\$ (191,581)

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
Series 204 4.4 to 4.9% TIF Loan, US Bank	\$ 5,225,000	\$ -

Total Amount Designated for Obligations

\$ 5,225,000 \$ -

2. Description of Project Costs to be Paid

Total Amount Designated for Project Costs

\$ -

TOTAL AMOUNT DESIGNATED

\$ -

SURPLUS*/(DEFICIT)

\$ (191,581)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2016

TIF NAME: Milwaukee/Palatine

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

 X **No property was acquired by the Municipality Within the Redevelopment Project Area**

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

PAGE 1

FY 2016

TIF NAME: Milwaukee/Palatine

*Page 1 is to be included with TIF Report. Pages 2-3 are to be included ONLY if projects are listed.

Box below must be filled in with either a check or number of projects, not both

Check if **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area: _____**ENTER** total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*.

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 20,932,482	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE

Arena/Event Center

Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken	\$ 8,791,962		
Ratio of Private/Public Investment	0		0

Project 2:

Commercial Area

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 12,140,520	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 3:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. ***even though optional MUST be included as part of complete TIF report**

SECTION 6

FY 2016

TIF NAME: Milwaukee/Palatine

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
1996	\$ 14,770,722	15,179,493

List all overlapping tax districts in the redevelopment project area.

If overlapping taxing district received a surplus, list the surplus.

_____ The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

SECTION 7

Provide information about job creation and retention

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

--

Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	

ATTACHMENT B

CERTIFICATION OF CHIEF EXECUTIVE OFFICER

Re: Tax Increment Financing District #96-1
Milwaukee Avenue/Palatine Road Tax Increment Financing
Redevelopment Project and Plan

I, Joe Wade, am duly appointed Chief Executive Officer of the City of Prospect Heights, Cook County, Illinois, and as such, do hereby certify that the City of Prospect Heights has complied with all requirement pertaining to the Tax Increment Redevelopment Allocation Act for the municipal fiscal year, which began on May 1, 2015 and ended on April 30, 2016.

Joseph A. Wade

Chief Executive Officer

11-30-16

Date

ATTACHMENT C

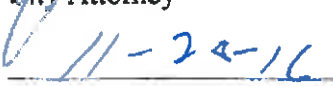
OPINION OF LEGAL COUNSEL

Re: Tax Increment Financing District #96-1
Milwaukee Avenue/Palatine Road Tax Increment Financing
Redevelopment Project and Plan

I, Michael Zimmermann, am the City Attorney for the City of Prospect Heights, Cook County, Illinois. I have reviewed information provided to me by the city and I find that the City of Prospect Heights is in substantial compliance with applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act for the above-mentioned TIF District, except for the requirement that the city file a separate annual report for the Milwaukee Avenue/Palatine Road Tax Increment Finance District and the Palatine Road Tax Increment Finance District. The city currently files a single, combined report for both districts to the best of my knowledge, information and belief.

This opinion relates only to the time period set forth in the attached report, and is based solely upon information provided to me by the finance director and city administrator, which is presumed to be accurate.



City Attorney

Date

ATTACHMENT D

ACTIVITIES STATEMENT

The Players Pub and Grill substantially completed rehabilitation, repair and reconstruction to the building on the Player Pub and Grill parcel which conforms to the TIF Plan.



**Milwaukee Avenue/Palatine Road Tax Increment Finance District and
Palatine Road Tax Finance District
Joint Review Board Meeting
Thursday, October 22, 2015**

MINUTES

CALL TO ORDER

At 2:01 PM, Deputy Clerk Karen Schultheis called the meeting to order. The members announced their names and the organizations they represent.

Members Present: Sherry Koerner, District 214
Sue Seggeling, Prospect Heights Public Library District
Helene Dvorak, District 214
Kevin Romejko, Wheeling Park District
Joe Wade, Prospect Heights City Administrator
Stephanie Hannon, Prospect Heights Finance Director and TIF Administrator

Also Present: Karen Schultheis, Prospect Heights Deputy Clerk
Peter Falcone, Prospect Heights Assistant to the City Administrator

APPOINTMENT OF A CHAIRMAN

Deputy Clerk Schultheis asked that a Chairman be appointed.

Member Romejko moved to approve Member Hannon as Chairman; seconded by Member Seggeling. There was unanimous approval.

VOICE VOTE: All ayes, no nays.

Motion carried 6 – 0

APPOINTMENT OF PUBLIC MEMBER

Chairman Hannon asked if there was anyone from the audience that wished to join the Board. Resident Darlene Ahlstedt said she was attending as a concerned resident only.

APPROVAL OF MINUTES

Member Koerner moved to approve the December 5, 2013 Minutes; seconded by Member Dvorak. There was unanimous approval.

VOICE VOTE: All ayes, no nays.

Motion carried 6 – 0

PUBLIC COMMENT

Resident Ahlstedt asked if all of the parties affected were notified.

Chairman Hannon noted for the record that public notices required under the Act were sent to all interested parties and taxing bodies. There was confirmation from the Assistant to the City Administrator Peter Falcone that all interested parties had been sent notification, as well as, on the Prospect Heights City website.

DISCUSSION AND REVIEW OF THE 2014 AND 2015 ANNUAL TIF REPORT

Chairman Hannon directed the Board's attention to the 2014 and 2015 Annual TIF Reports, which were previously distributed to all affected taxing districts pursuant to Section 11-74.4-5 of the Act.

Chairman Hannon discussed and summarized the annual reports for 2014 and 2015, and reported on the status of the TIF districts. There were no questions or comments from the members or the public.

There was no further discussion.

ADJOURNMENT

At 2:11PM, Member Remejko moved to adjourn; seconded by Member Seggeling. There was unanimous approval.

VOICE VOTE: All ayes, no nays.

Motion carried 6 – 0

 10/22/15

Karen Schultheis
Deputy Clerk



Attachment K

CITY OF PROSPECT HEIGHTS, ILLINOIS
PALATINE/MILWAUKEE
TAX INCREMENT FINANCING FUND

FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITORS' REPORT AND
COMPLIANCE REPORT

AS OF AND FOR THE YEAR ENDED APRIL 30, 2016

CITY OF PROSPECT HEIGHTS
PALATINE/MILWAUKEE TAX INCREMENT FINANCING FUND
TABLE OF CONTENTS
AS OF AND FOR THE YEAR APRIL 30, 2016

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FINANCIAL STATEMENTS

Balance Sheet	4
Statement of Revenues, Expenditures and Changes in Fund Balance	5
Notes to Financial Statements	6 - 9



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fax 630 990 0039
bakertilly.com

INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and Members of City Council
City of Prospect Heights
Prospect Heights, Illinois

Report on the Financial Statements

We have audited the accompanying financial statements of the City of Prospect Heights Palatine/Milwaukee Tax Increment Financing District Fund, as of and for the year ended April 30, 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.

Auditors' 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 auditors' 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 City of Prospect Heights Palatine/Milwaukee Tax Increment Financing District 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 City of Prospect Heights Palatine/Milwaukee Tax Increment Financing District 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.

To the Honorable Mayor and Members of City Council
City of Prospect Heights

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the City of Prospect Heights Palatine/Milwaukee Tax Increment Financing District Fund as of April 30, 2016, and the changes in financial position for the year then ended 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 City of Prospect Heights Palatine/Milwaukee Tax Increment Financing Fund and do not purport to, and do not, present fairly the financial position of the City of Prospect Heights, as of April 30, 2016, and the changes in financial position, or 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 Matter

Required Supplementary Information

Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. Our opinion on the financial statements is not affected by this missing information.

Report on Other Legal and Regulatory Requirements

We have also issued a report dated October 25, 2016, on our consideration of the City of Prospect Heights Palatine/Milwaukee Tax Increment Financing Fund's compliance with laws, regulations, contracts and grants.

Baker Filly Vichow Krause, LLP

Oak Brook, Illinois
October 25, 2016

CITY OF PROSPECT HEIGHTS
PALATINE/MILWAUKEE TAX INCREMENT FINANCING FUND
BALANCE SHEET
AS OF APRIL 30, 2016

Assets

Cash and investments	\$ 522,711
Receivables (net)	
Property taxes	133,397
Prepaid Items	<u>108</u>
 Total assets	 <u>\$ 656,216</u>

Liabilities, Deferred Inflows of Resources and Fund Balance

Liabilities

Accounts payable	\$ 55,522
Due to other funds	<u>659,982</u>
 Total liabilities	 <u>715,504</u>

Deferred Inflows of Resources

Property taxes levied for future periods	\$ <u>132,293</u>
 Total deferred inflows of resources	 <u>132,293</u>

Fund Balance (Deficit)

Unassigned	<u>(191,581)</u>
 Total fund balance	 <u>(191,581)</u>
 Total liabilities, deferred inflows of resources and fund balance	 <u>\$ 656,216</u>

See Notes to Financial Statements

CITY OF PROSPECT HEIGHTS
PALATINE/MILWAUKEE TAX INCREMENT FINANCING FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED APRIL 30, 2016

Revenues:	
Property taxes	\$ 304,353
Investment income	<u>159</u>
Total revenues	<u>304,512</u>
Expenditures:	
General Government	
Professional services	9,806
Service charges and fees	850
Other contractual services	<u>100,000</u>
Total General Government	<u>110,656</u>
Capital Outlay	<u>139,058</u>
Debt Service	
Principal	420,000
Interest	<u>66,886</u>
Total Debt Service	<u>486,886</u>
Total expenditures	<u>736,600</u>
Excess (deficiency) of revenues over expenditures	<u>(432,088)</u>
Other Financing Sources (Uses):	
Transfers out	<u>(73,510)</u>
Total Other Financing Sources (Uses)	<u>(73,510)</u>
Net change in fund balance	<u>(505,598)</u>
Fund balance, beginning of year	<u>314,017</u>
Fund balance (deficit), end of year	<u>\$ (191,581)</u>

See Notes to Financial Statements

CITY OF PROSPECT HEIGHTS
PALATINE/MILWAUKEE TAX INCREMENT FINANCING FUND
NOTES TO FINANCIAL STATEMENTS
AS OF AND FOR THE YEAR ENDED APRIL 30, 2016

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Palatine/Milwaukee Tax Increment Financing District Fund (the Fund) of the City of Prospect Heights, Illinois (the city), have been prepared in conformity with accounting principles generally accepted in the United States of America, as applied to government units (hereinafter referred to as generally accepted accounting principles (GAAP)). 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 city's accounting policies are described below.

Fund Accounting

Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts.

Basis of Accounting

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental funds are accounted for using a current financial resources measurement focus. With the measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in current assets.

The modified accrual basis of accounting is used by all governmental fund types. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). Measurable means the amount of the transaction can be determined and available means collectible within the current period. For this purpose, the city considers revenues to be available if they are collected within 180 days of the end of the current fiscal period. The city recognizes property taxes when they become both measurable and available and for the period intended to finance. Expenditures are recorded when the related fund liability is incurred. The revenues susceptible to accrual are property taxes and investment income.

Reporting Entity

The Palatine/Milwaukee Tax Increment Financing District Fund is a fund of the City of Prospect Heights, Illinois. These accompanying financial statements are limited to presenting only the individual fund and do not include any other funds of the city.

The reporting entity consists of the Palatine/Milwaukee Tax Increment Financing District and its component units. Component units are legally separate organizations for which the Palatine/Milwaukee Tax Increment Financing District is financially accountable or other organizations for which the nature and significance of their relationship with the Palatine/Milwaukee Tax Increment Financing District are such that their exclusion would cause the reporting entity's financial statements to be misleading. The city has not identified any organizations that meet this criteria.

CITY OF PROSPECT HEIGHTS
PALATINE/MILWAUKEE TAX INCREMENT FINANCING FUND
NOTES TO FINANCIAL STATEMENTS
AS OF AND FOR THE YEAR ENDED APRIL 30, 2016

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT.)

Fund Balance

Equity is classified as fund balance in the financial statements and displayed in five components:

Nonspendable - Includes fund balance amounts that cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained intact.

Restricted - Consists of fund balances with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.

Committed - Includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority. Fund balance amounts are committed through a formal action (resolution) of the city. This formal action must occur prior to the end of the reporting period, but the amount of the commitment, which will be subject to the constraints, may be determined in the subsequent period. Any changes to the constraints imposed require the same formal action of the city that originally created the commitment.

Assigned - Includes spendable fund balance amounts that are intended to be used for specific purposes that are not considered restricted or committed. The city has adopted a financial policy authorizing the city administrator or finance director to assign funds for specific purposes. Any funds set aside as assigned fund balance must be reported to the city council at their next regular meeting. The governing board has the authority to remove or change the assignment of the funds with a simple majority vote. Assignments may take place after the end of the reporting period.

Unassigned - Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those purposes.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended as follows: restricted fund balance, followed by committed fund balance, assigned fund balance, and lastly, unassigned fund balance.

CITY OF PROSPECT HEIGHTS
PALATINE/MILWAUKEE TAX INCREMENT FINANCING FUND
NOTES TO FINANCIAL STATEMENTS
AS OF AND FOR THE YEAR ENDED APRIL 30, 2016

NOTE 2 – CASH AND INVESTMENTS

Permitted Deposits and Investments

Illinois Statutes authorize the city to make deposits/investments in insured commercial banks, savings and loan institutions, obligations of the U.S. Treasury and U.S. Agencies, insured credit union shares, money market mutual funds with portfolios of securities issued or guaranteed by the United States or agreement to repurchase these same obligations, repurchase agreements, short-term commercial paper rated within the three highest classifications by at least two standard rating services, and the Illinois Funds Investment Pool.

At April 30, 2016, the total cash and investments of the Fund were \$522,711. The cash and investments were comprised of a money market account (\$522,613) and investments in Illinois Funds (\$98).

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the value of an investment. The city's investment policy seeks to ensure preservation of capital in the city's overall portfolio. Return on investment is of secondary importance to safety of principal and liquidity. To the extent possible, the city will attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the city will not directly invest in securities maturing more than three (3) years from the date of purchase. However, the city may collateralize its repurchase agreements using longer dated investments not to exceed thirty (30) years to maturity. Reserve funds may be invested in securities of three (3) years maturity or less, if the maturity of such investments are made to coincide as nearly as practicable with the expected use of the funds. The city's policy requires the investment portfolio to be sufficiently liquid to enable the city to meet all operating requirements as they come due. At April 30, 2016 the city's investment in the money market was due on demand.

Custodial Credit Risk – Deposits

With respect to deposits, custodial credit risk refers to the risk that, in the event of a bank failure, the government's deposits may not be returned to it. The city's investment policy limits the exposure to deposit custodial credit risk by requiring all deposits in excess of FDIC insurable limits to be secured with collateralization pledged by the applicable financial institution to the extent of 110% of the value of the deposit. Collateral will always be held by an independent third party with whom the city has a current custodial agreement. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the city and retained. At year end, the Fund did not have any deposits that were exposed to custodial credit risk.

Credit Risk

Credit risk is the risk that the issuer of a debt security will not pay its par value upon maturity. State Statutes limit the investments in commercial paper to the top three ratings of two nationally recognized statistical rating organizations (NRSRO's). The city's investment policy authorizes investments in any type of security allowed for in Illinois statutes regarding the investment of public funds. The money market was not rated and Illinois Funds is rated AAAa.

CITY OF PROSPECT HEIGHTS
PALATINE/MILWAUKEE TAX INCREMENT FINANCING FUND
NOTES TO FINANCIAL STATEMENTS
AS OF AND FOR THE YEAR ENDED APRIL 30, 2016

NOTE 3 – RECEIVABLES - TAXES

Property taxes for levy year 2016 attaches as an enforceable lien on January 1, 2016, on property values assessed as of the same date. Taxes are levied by December following the lien date (by passage of a Tax Levy Ordinance). The 2016 tax levy has not been recorded as a receivable as of April 30, 2016, as the tax has not yet been levied by the city, and therefore, the levy is not measurable at April 30, 2016.

Tax bills for levy year 2015 are prepared by the county and issued on or about February 1, 2016 and July 1, 2016, and are payable in two installments, on or about March 1, 2016 and August 1, 2016 or within 30 days of the tax bills being issued.

The county collects such taxes and remits them periodically. The 2015 property tax levy is recognized as a receivable and deferred inflow of resources in fiscal 2016, net of amounts already collected and of an allowance for uncollectible. As the taxes become available to finance current expenditures, they are recognized as revenues.

NOTE 4 – LONG-TERM DEBT

Tax Increment Financing Bonds

Tax increment financing bonds are payable from incremental taxes derived from a separately created tax increment financing district.

Tax Increment Financing Bonds at April 30, 2016, consists of the following:

<i>Tax Increment Financing Notes</i>	<i>Date of Issue</i>	<i>Final Maturity</i>	<i>Interest Rates</i>	<i>Original Indebtedness</i>	<i>Balance April 30, 2016</i>
Palatine/Milwaukee TIF Notes	6/1/2004	12/1/2017	3.5% - 4.9%	\$ 5,225,000	\$ 945,000

Annual debt service requirements to maturity are as follows:

	<i>Principal</i>	<i>Interest</i>
2017	\$ 445,000	\$ 46,305
2018	500,000	24,500
Total	\$ 945,000	\$ 70,805

NOTE 5 – INTERFUND PAYABLES

At April 30, 2016, the Fund had an amount due from the City's General Fund in the amount of \$659,982. The principal purpose of this interfund is to cover a cash overdraft that will be repaid after one year.

NOTE 6 – INTERFUND TRANSFERS

During the year ended April 30, 2016, the Fund transferred funds to the City's General Fund in the amount of \$73,510 to repay the City's General Fund for eligible Fund expenditures incurred.



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INDEPENDENT AUDITORS' COMPLIANCE REPORT

The Honorable Mayor and Members of the City Council
City of Prospect Heights
Prospect Heights, Illinois

We have audited the financial statements of the City of Prospect Heights Palatine/Milwaukee Tax Increment Financing Fund, as of and for the year ended April 30, 2016, and have issued our report thereon dated October 25, 2016. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, nothing came to our attention that caused us to believe that the City of Prospect Heights failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing", insofar as it relates to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the City Council, management, the State of Illinois, and others within the City and is not intended to be, and should not be, used by anyone other than the specified parties.

Baker Tilly Virchow Krause, LLP

Oak Brook, Illinois
October 25, 2016