

# VILLAGE OF TOLONO, ILLINOIS

## Tax Increment Financing (TIF) District FY 2019 Annual Report and Cumulative Report Summary

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### Tolono TIF District – FY2019 Overview

Pursuant to 65 ILCS 5/11-74.4 *et. seq.* (the “TIF Act”), the Tolono TIF District Redevelopment Project Plan, Projects and Area was established on June 4, 2002. The Redevelopment Project Area (the “Area”) includes portions of commercial, residential, and light industrial areas within the community. The purpose of the TIF District is to encourage the economic well-being of the Village by providing resources for the redevelopment and rehabilitation of commercial, light industrial and other mixed-use properties.

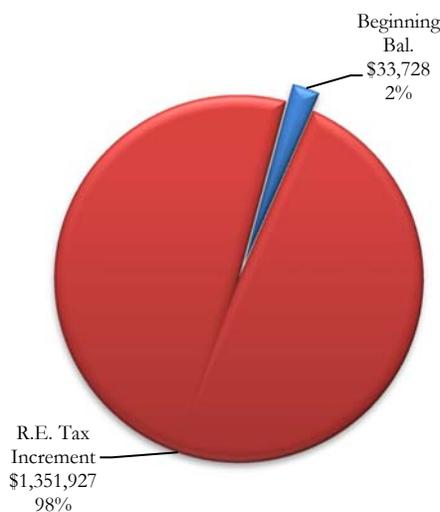
### Financial Update

For Fiscal Year 2019, (beginning May 1, 2018 and ending April 30, 2019), the Tolono TIF District Special Fund (the “TIF Fund”) had a beginning balance of \$33,728. With deposits in the amount of \$1,351,927, the total amount available in the TIF Fund during FY2019 was \$1,385,655. Sources of funds included: Real Estate Tax Increment (\$1,351,927), as depicted in *Figure 1* below.

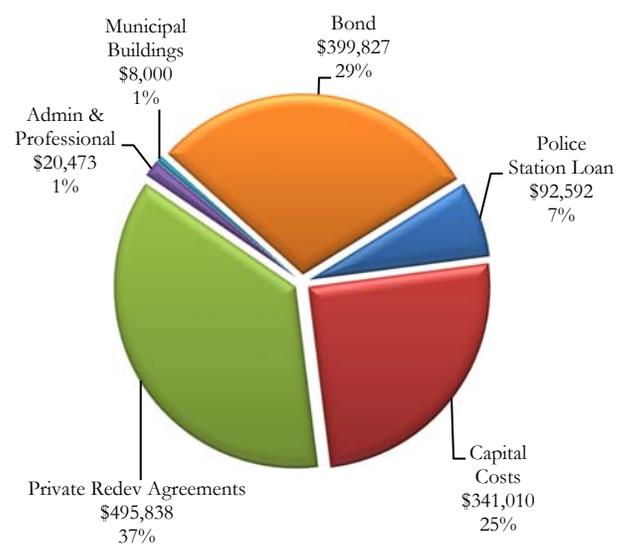
The total public and private TIF eligible project costs expended from the TIF Fund and Bond Fund during FY2019 amounted to \$1,357,740 and included those categories of funds shown in *Figure 2* below.

The ending balance of the TIF District Special Fund as of April 30, 2019, was \$27,915. The real estate tax increment generated by the Tolono TIF District for FY2020 is estimated to be \$1,351,873.

**Fig. 1. Tolono TIF District Revenues (FY2019)**



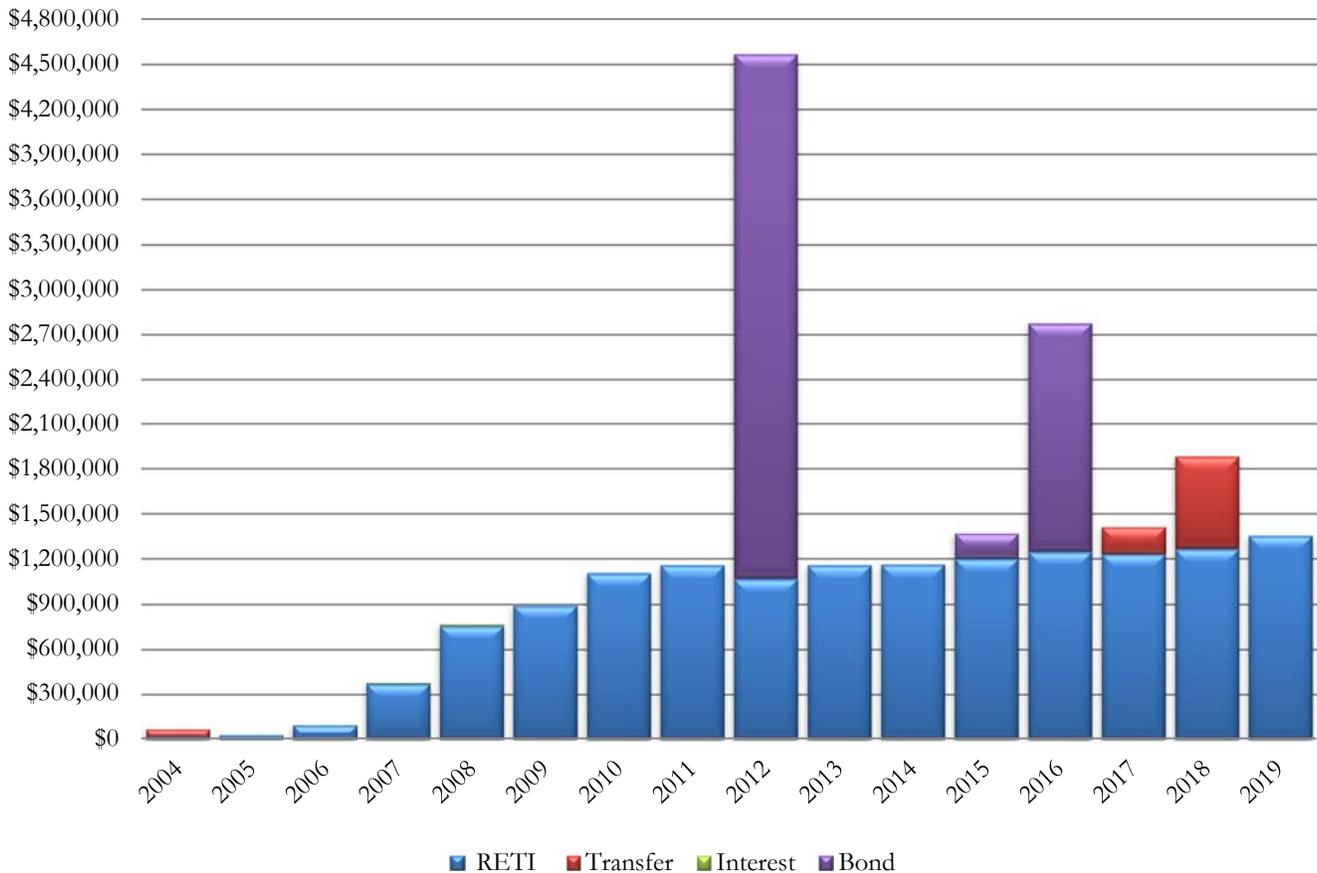
**Fig. 2. Tolono TIF District Expenditures (FY2019)**



**Tolono TIF District Facts At-A-Glance, FY2019**

Established.....	2002
Ends.....	Tax Year 2025 Payable 2026
Base Tax Year.....	2001
TIF Base EAV.....	\$3,783,410
Tax Yr. 2017 Net Taxable EAV.....	\$21,436,000
Tax Yr. 2017 RE Tax Increment.....	\$1,351,927
Total Obligations in TIF Plan.....	\$44,564,837
Total Expenditures to Date.....	\$20,134,892
Remaining Obligations.....	\$24,429,945

**Fig. 3. Tolono TIF District  
Annual Revenue by Fiscal Year**



**VILLAGE OF TOLONO TAX INCREMENT FINANCING DISTRICT**

Established: 2002  
 Ends: Tax Yr. 2025 Payable 2026  
 Base Tax Year: 2001  
 TIF Base EAV: \$3,783,410

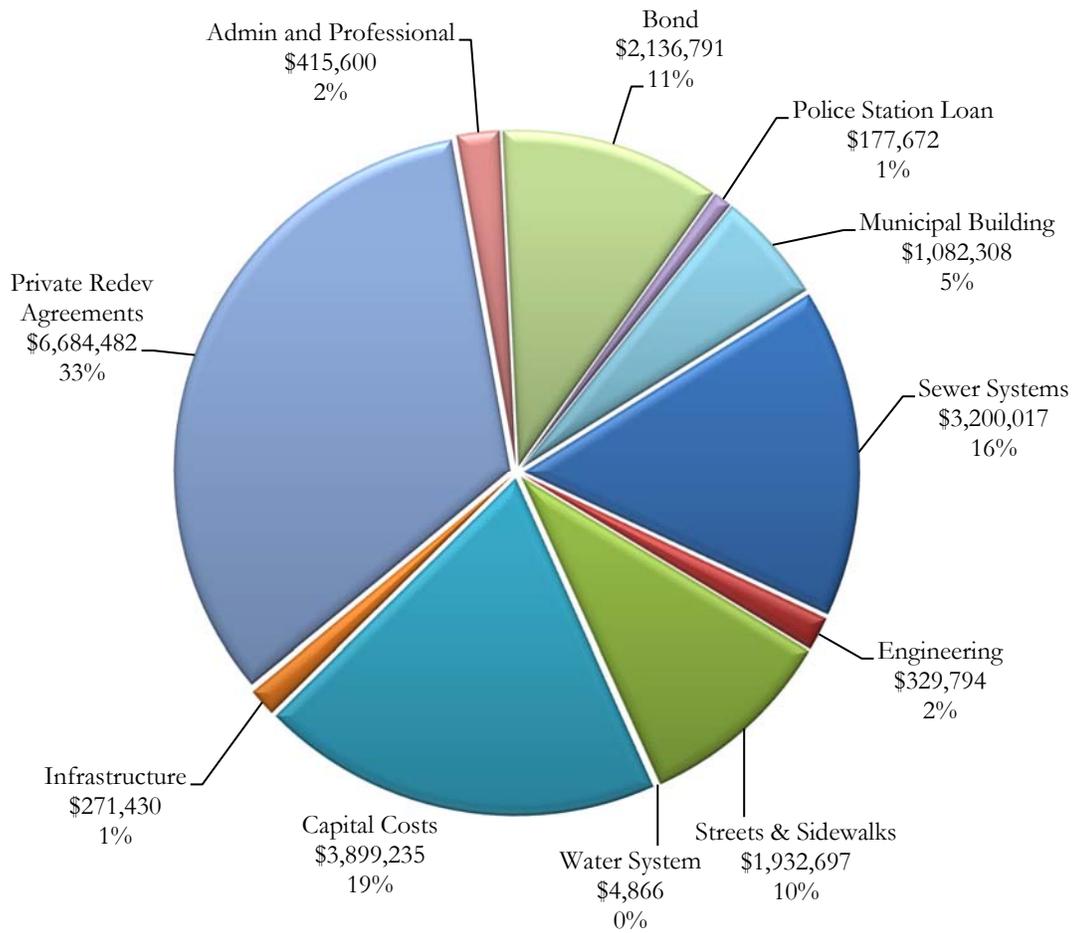
**TABLE 1. FINANCIAL SUMMARY**

PROJECT TYPE	Original Anticipated Obligations Per TIF Re dev. Plan	EXPENDITURES BY FISCAL YEAR ENDING APRIL 30TH					CUMULATIVE RESULTS	
		FY 2003-2015	FY 2016	FY 2017	FY 2018	FY2019	Cumulative Expenditures	Remaining Obligations
<b>PUBLIC PROJECTS</b>								
Water System Upgrades	\$1,000,000	\$4,866	\$0	\$0	\$0	\$0	\$4,866	\$995,134
Stormwater Treatment System	\$4,000,000	\$3,200,017	\$0	\$0	\$0	\$0	\$3,200,017	\$799,983
Sidewalk Improvements	\$50,000	\$2,928	\$0	\$0	\$0	\$0	\$2,928	\$47,072
Street Improvements	\$9,475,000	\$629,842	\$1,299,927	\$0	\$0	\$0	\$1,929,769	\$7,545,231
Park Improvements	\$69,260	\$0	\$0	\$0	\$0	\$0	\$0	\$69,260
Downtown Parking Lot	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
Downtown Building Fund	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
Infrastructure Improvements	\$1,000,000	\$271,430	\$0	\$0	\$0	\$0	\$271,430	\$728,570
Municipal Building/Police Station	\$1,000,000	\$0	\$0	\$485,909	\$588,399	\$8,000	\$1,082,308	(\$82,308)
G.O. Bond Series 2012 (P & I)	\$4,528,012	\$575,465	\$190,258	\$238,807	\$286,332	\$288,132	\$1,578,994	\$2,795,799
a. Bond Costs		\$152,719	\$0	\$0	\$500	\$0	\$153,219	
G.O. Bond Series 2015 (P & I)	\$2,230,635	\$0	\$39,859	\$125,936	\$113,690	\$111,695	\$391,180	\$1,826,557
a. Bond Costs		\$11,500	\$0	\$1,398	\$0	\$0	\$12,898	
Loan-Police Station (P&I)	\$956,190	\$0	\$0	\$0	\$85,080	\$92,592	\$177,672	\$778,518
<b>SUBTOTAL</b>	<b>\$24,509,097</b>	<b>\$4,848,767</b>	<b>\$1,530,044</b>	<b>\$852,050</b>	<b>\$1,074,001</b>	<b>\$500,419</b>	<b>\$8,805,281</b>	<b>\$15,703,816</b>
<b>PRIVATE PROJECTS</b>								
	\$2,311,822							\$2,311,822
a. Property Acquisition/Demolition/Rehab		\$0	\$0	\$0	\$0	\$0	\$0	
b. Interest & Financing Costs		\$0	\$0	\$0	\$0	\$0	\$0	
c. Job Training Costs		\$0	\$0	\$0	\$0	\$0	\$0	
d. Marketing		\$0	\$0	\$0	\$0	\$0	\$0	
e. Engineering		\$0	\$0	\$0	\$0	\$0	\$0	
f. Infrastructure		\$0	\$0	\$0	\$0	\$0	\$0	
Deerpath Subdivision	\$5,000,000	\$2,070,037	\$279,106	\$279,080	\$283,367	\$292,131	\$3,203,721	\$1,796,279
Winstone Subdivision (GAM Properties)	\$2,290,079	\$1,397,597	\$161,941	\$159,183	\$33,989	\$0	\$1,752,710	\$537,369
CYRA Development (Dollar General)	\$35,000	\$31,500	\$3,500	\$0	\$0	\$0	\$35,000	\$0
Kinderwood South (Great Plains)	\$1,632,622	\$721,377	\$100,124	\$97,269	\$99,243	\$104,241	\$1,122,254	\$510,368
Kinderwood South (Phase III)	\$850,477	\$266,777	\$65,929	\$66,921	\$71,704	\$99,466	\$570,797	\$279,680
<b>SUBTOTAL</b>	<b>\$12,120,000</b>	<b>\$4,487,288</b>	<b>\$610,600</b>	<b>\$602,453</b>	<b>\$488,303</b>	<b>\$495,838</b>	<b>\$6,684,482</b>	<b>\$5,435,518</b>
<b>TAXING DISTRICT'S CAPITAL COSTS</b>								
Tolono Community School District #7	\$4,717,000	\$1,913,241	\$267,948	\$266,090	\$272,206	\$291,010	\$3,010,495	\$1,706,505
Tolono Fire Protection District	\$900,000	\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$500,000	\$400,000
Tolono Park District	\$338,740	\$208,000	\$30,740	\$100,000	\$0	\$0	\$338,740	\$0
Tolono Library District	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$50,000	\$0
<b>SUBTOTAL</b>	<b>\$6,005,740</b>	<b>\$2,471,241</b>	<b>\$348,688</b>	<b>\$416,090</b>	<b>\$322,206</b>	<b>\$341,010</b>	<b>\$3,899,235</b>	<b>\$2,106,505</b>
<b>ADMINISTRATIVE/PROFESSIONAL</b>								
Administrative	\$230,000	\$32,759	\$500	\$8,000	\$0	\$0	\$41,259	\$188,741
Legal Services	\$534,000	\$85,415	\$6,810	\$3,932	\$0	\$0	\$96,157	\$437,843
Engineering Services	\$1,100,000	\$169,149	\$160,645	\$0	\$0	\$0	\$329,794	\$770,206
Professional Services	\$66,000	\$198,804	\$16,692	\$20,677	\$20,380	\$20,473	\$277,026	(\$211,026)
Miscellaneous	\$0	\$1,658	\$0	\$0	\$0	\$0	\$1,658	(\$1,658)
<b>SUBTOTAL</b>	<b>\$1,930,000</b>	<b>\$487,785</b>	<b>\$184,647</b>	<b>\$32,609</b>	<b>\$20,380</b>	<b>\$20,473</b>	<b>\$745,894</b>	<b>\$1,184,106</b>
<b>GRAND TOTAL</b>	<b>\$44,564,837</b>	<b>\$12,295,081</b>	<b>\$2,673,979</b>	<b>\$1,903,202</b>	<b>\$1,904,890</b>	<b>\$1,357,740</b>	<b>\$20,134,892</b>	<b>\$24,429,945</b>

**TABLE 2. TOLONO TIF DISTRICT SUMMARY STATISTICS**

	FY2003-2015	FY2016	FY2017	FY2018	FY2019	
Real Estate Tax Year:	n/a	2014	2015	2016	2017	
Taxes Payable in Calendar Year:	n/a	2015	2016	2017	2018	<b>Total</b>
<b>Incremental EAV:</b>	<b>n/a</b>	<b>\$15,948,056</b>	<b>\$15,701,597</b>	<b>\$16,512,177</b>	<b>\$18,064,891</b>	
<b>Total Real Estate Tax Increment:</b>	<b>\$8,983,645</b>	<b>\$1,244,374</b>	<b>\$1,229,847</b>	<b>\$1,262,477</b>	<b>\$1,351,927</b>	<b>\$14,072,270</b>

**Fig. 5. Tolono TIF District  
Total Expenditures (FY2003 - FY2019)**



### **Intergovernmental Agreements:**

1. **Tolono Community Unit School District #7** – Entered into on September 24, 2003.
2. **Tolono Fire Protection District** – Approved by Ordinance No. 4 on April 20, 2010. That Village agreed to pay the Fire Protection District \$50,000.00 in a one-time lump sum disbursement for the reimbursement of capital costs.
  - a. An Intergovernmental Agreement was approved by Ordinance No. 2014-04 on March 4, 2014. On or before July 1, 2014, the Village agreed to pay the Fire District a one-time lump sum in the amount of \$250,000.00 for the reimbursement of capital costs for construction of a new building. Commencing on December 15, 2015 and on December 15<sup>th</sup> each year thereafter through December 15, 2026, provided the Tolono TIF District remains in existence, the Village agreed to pay the Fire District an annual amount of \$50,000.00 for the reimbursements of capital costs. The Annual payments due under this Agreement in calendar years 2015 through 2026 shall not exceed 4.3% of the total TIF real estate tax increment received by the Village during that calendar year. The total reimbursements to the Fire District shall not exceed \$850,000.00.
3. **Tolono Park District** – Entered into on December 4, 2012. The Village agreed to pay the Park District a one-time lump sum payment in the amount of \$208,000.00 for the reimbursement of capital costs.
  - a. An Intergovernmental Agreement was approved by Ordinance No. 2015-11 on July 7, 2015. The Village agreed to Loan the Park District, by separate Promissory Note, \$100,000.00 for the reimbursement of capital costs. The Park District agreed to repay the full amount of the Loan to the Village on the maturity date one year after the date that payment is made by the Village.
    - i. An Amendment to the Intergovernmental Agreement was approved by Ordinance No. 2017-07 on March 21, 2017. The Maturity Date set forth in the Intergovernmental Agreement and the Promissory Note shall be extended to January 31, 2018.
    - ii. The Release of Obligations of the Tolono Park District under a TIF Intergovernmental Agreement was approved by Ordinance No. 2017-08 on April 18, 2017.
  - b. An Intergovernmental Agreement was approved by Ordinance No. 2015-12 on July 7, 2015. The Village agreed to pay the Park District a one-time lump sum payment in the amount of \$30,740.00 for the reimbursement of capital costs incurred by the Park District for the installation of concrete approaches and sidewalks.
4. **Tolono Public Library District** – Approved by Ordinance No. 2013-10 on December 3, 2013. The Village agreed to pay the Library District a one-time lump sum payment in the amount of \$50,000.00 for the reimbursement of capital costs.

### **Redevelopment Agreements:**

1. **GAM Properties, Inc.** – Entered into on August 6, 2002. The Developer acquired property and developed a residential subdivision (“Windstone”) consisting of single-family houses and duplex units.
  - a. An Assignment between GAM Properties, LLC (“Developer”) and Deborah J. Millage (“Assignee”) was approved on October 12, 2006.

2. **Deerpath Subdivision, LLC** – Approved by Ordinance No. 03-06 on June 17, 2003. The Developer acquired property and developed a 48-acre residential subdivision.
3. **CYRA Development, LLC** – Approved by Ordinance No. 05-03 on April 19, 2005. The Developer acquired property and constructed a Dollar General store located at 507 N. Long Street.
4. **Great Plains Land Development, LLC (Kinderwood South Subdivision – Phase I & II)** – Entered into in February of 2005. The Developer acquired land and developed a residential subdivision. Phase I has 28 single-family houses and Phase II has 17 single-family houses.
  - a. An Assignment between Great Plains Land Development, LLC (“Assignor”) and BankChampaign (“Assignee”) was approved on May 9, 2005.
  - b. A Release of Obligations by BankChampaign was acknowledged on December 17, 2018.
5. **Great Plains Land Development, LLC (Kinderwood South Subdivision – Phase III)** – Entered into on January 5, 2010. The Developer acquired land and developed 47 single-family houses in Kinderwood South Subdivision Phase III.

**Amendments to the TIF District Redevelopment Project Area, Plan & Projects:**

1. On December 4, 2012, Ordinance No. 12-09 was approved as the First Amendment to the Tolono TIF District Redevelopment Project Area, Plan & Projects. This amendment removed one (1) parcel of land (P.I.N. 29-26-26-182-001) from the Redevelopment Project Area.
2. On December 3, 2013, Ordinance No. 2013-09 was approved as the Second Amendment to the Tolono TIF District Redevelopment Project Area, Plan & Projects. This amendment removed one (1) parcel of land (P.I.N. 29-26-26-252-013) from the Redevelopment Project Area.
3. On July 5, 2016, Ordinance No. 2016-11 was approved as the Third Amendment to the Tolono TIF District Redevelopment Project Area, Plan & Projects. This amendment removed one (1) parcel of land (P.I.N. 29-26-26-254-012) from the Redevelopment Project Area.
4. On December 20, 2016, Ordinance No. 2016-24 was approved as the Fourth Amendment to the Tolono TIF District Redevelopment Project Area, Plan & Projects. This amendment further defined public works to include the construction of a new municipal building that was required to meet an increase in the need for public safety purposes resulting from the implementation of the TIF Redevelopment Plan and Projects.
5. On June 6, 2017, Ordinance No. 2017-11 was approved as the Fifth Amendment to the Tolono TIF District Redevelopment Project Area, Plan & Projects. This amendment removed one (1) parcel of land (P.I.N. 29-26-25-104-008) from the Redevelopment Project Area, as shown on the Amended Boundary Map on page 8.

## **Tolono TIF District Redevelopment Goals and Objectives**

The Tolono TIF District Redevelopment Plan includes, but is not limited to, the following general long-term goals and objectives:

1. Eliminate or reduce those conditions which qualify the TIF District as a Blighted, Conservation, or a Combination of Blighted and Conservation Areas.
2. Revitalize and encourage the redevelopment of existing and/or vacant structures in Downtown Tolono.
3. Encourage the development of new commercial and industrial areas along U.S. Route 45.
4. Encourage the expansion of existing businesses and community improvements.
5. Upgrade the public water system, improve the wastewater treatment system and stormwater drainage, update and improve city streets and sidewalks, and expand the public park and recreational amenities.
6. Develop residential subdivisions to increase population and stabilize or increase local school enrollments.
7. Enhance the tax base for the Village and other taxing districts by stimulating industrial and commercial redevelopment and new development.
8. Enhance the quality of life in the community.

# TIF DISTRICT BOUNDARY MAP

VILLAGE OF TOLONO  
CHAMPAIGN COUNTY, ILLINOIS



## FIFTH AMENDMENT

-  VLLAGE LIMITS
-  TIF DISTRICT LIMITS
-  EXCLUSIONS
-  REMOVED BY FIFTH AMENDMENT

