

**FY 2021
ANNUAL TAX INCREMENT FINANCE
REPORT**




**STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA**

Name of Municipality: Village of Manteno Reporting Fiscal Year: 2021
 County: Kankakee Fiscal Year End: 4 / 30 /2021
 Unit Code: 046/065/32

FY 2021 TIF Administrator Contact Information				
First Name:	Chris	Last Name:	LaRocque	
Address:	<u>98 East Third Street</u>	Title:	<u>Village Administrator</u>	
Telephone:	<u>815-929-4842</u>	City:	<u>Manteno</u>	Zip: <u>60950</u>
E-mail- required	<u>clarocque@villageofmanteno.com</u>			

I attest to the best of my knowledge, that this FY 2021 report of the redevelopment project area(s)
 in the **City/Village** of: **Manteno**
 is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or
 Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].



Written signature of TIF Administrator

10-14-21

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		
Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
**TIF #1 CENTRAL BUS DIST RPA (this report)	12/30/1986	
TIF #3 INDUSTRIAL PARK	9/8/2015	
TIF #2 I57/DIVISION STREET (terminated)	1/21/1992	12/31/2016

*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 2021**

Name of Redevelopment Project Area (below):
TIF #1 CENTRAL BUSINESS DISTRICT RPA

Primary Use of Redevelopment Project Area*:
* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

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

Please utilize the information below to properly label the Attachments.

	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
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [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 <u>submitted to</u> the municipality <u>by</u> 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 the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	X	
An 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 attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited 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, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (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 the list only, not actual agreements (labeled Attachment M).		X

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))

Provide an analysis of the special tax allocation fund.

FY 2021

TIF #1 CENTRAL BUSINESS DISTRICT RPA

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 216,830

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 1,205,608	\$ 20,494,917	77%
State Sales Tax Increment		\$ 1,417,161	5%
Local Sales Tax Increment		\$ 1,620,384	6%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 245	\$ 783,248	3%
Land/Building Sale Proceeds	\$ 247,550	\$ 247,550	1%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 1,500,000	6%
Private Sources			0%
		\$ 483,493	2%

All Amount Deposited in Special Tax Allocation Fund \$ 1,453,403

Cumulative Total Revenues/Cash Receipts \$ 26,546,753 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 941,243

Transfers to Municipal Sources \$ 176,842

Distribution of Surplus

Total Expenditures/Disbursements \$ 1,118,085

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 335,318

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 552,148

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

Previous Year Explanation:

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c))

FY 2021

TIF NAME:

TIF #1 CENTRAL BUSINESS DISTRICT RPA

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment project costs)

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications, Implementation and administration of the redevelopment plan, staff and professional service cost.		
Louis F. Cainkar - legal services	2,440	
Smith, Koelling, Dystra & Ohm - audit	2,250	
		\$ 4,690
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
Façade renovation - 600 N Main St	30,000	
Façade renovation - 24 W First ST	30,000	
Redevelopment agreement 365 S Locust St	7,904	
Redevelopment agreement 707 N Locust St	2,763	
		\$ 70,667
6. Costs of the construction of public works or improvements.		
Second St Streetscape Project	214,570	
First St Parking Lot Improvements	12,948	
First St Parkway & Lighting Project	344,007	
Division Street Parkway Imp	21,654	
Main Street Improvements	981	
Merchant Park Updates	20,855	
Section Line Rd Updates	27,720	
Village Hall Electronic Sign	47,439	
Village Hall Re-roof	41,530	
		\$ 731,703

SECTION 3.2 A

PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -

TOTAL ITEMIZED EXPENDITURES \$ **941,243**

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

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

FY 2021

TIF NAME:

TIF #1 CENTRAL BUSINESS DISTRICT RPA

FUND BALANCE BY SOURCE

\$ 552,148

Amount of Original Issuance	Amount Designated
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1. Description of Debt Obligations

General Obligation Note - for purchase of 98 E Third St includes \$1,000,000 purchase + \$100,000 interest	\$ 1,100,000	\$ -
Municipal Interfund Loan	\$ 1,500,000	\$ 1,500,000

Total Amount Designated for Obligations

\$ 2,600,000	\$ 1,500,000
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2. Description of Project Costs to be Paid

Land acquisition, demo, site prep, environmental		\$ 2,006,187
Public Works improvements		\$ 8,805,962
Rehab public/private structures		\$ 6,250
Planning, legal, engineering, professional costs		\$ 667,317

Total Amount Designated for Project Costs

\$ 11,485,716

TOTAL AMOUNT DESIGNATED

\$ 12,985,716

SURPLUS/(DEFICIT)

\$ (12,433,568)

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

FY 2021

TIF NAME:

TIF #1 CENTRAL BUSINESS DISTRICT RPA

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

Check here if 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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (8):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 20 ILCS 620/4.7 (7)(F)

PAGE 1

FY 2021

TIF Name:

TIF #1 CENTRAL BUSINESS DISTRICT RPA

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.Select **ONE** of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
--	--

2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	x
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	16

LIST **ALL** projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 6,825,561	\$ -	\$ 6,825,561
Public Investment Undertaken	\$ 16,475,596	\$ -	\$ 16,475,598
Ratio of Private/Public Investment	29/70		29/70

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: Renovation Incentive Agreements (8)

Private Investment Undertaken (See Instructions)	\$ 5,271,910		\$ 5,271,910
Public Investment Undertaken	\$ 446,436		\$ 446,438
Ratio of Private/Public Investment	11 55/68		11 55/68

Project 2*: Façade Renovation Projects (30)

Private Investment Undertaken (See Instructions)	\$ 1,092,960		\$ 1,092,960
Public Investment Undertaken	\$ 589,254		\$ 589,254
Ratio of Private/Public Investment	1 53/62		1 53/62

Project 3*: Renovation Grant Agreement (2)

Private Investment Undertaken (See Instructions)	\$ 460,691		\$ 460,691
Public Investment Undertaken	\$ 40,747		\$ 40,747
Ratio of Private/Public Investment	11 15/49		11 15/49

Project 4*: Downtown Streetlight Project

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,381,813		\$ 1,381,813
Ratio of Private/Public Investment	0		0

Project 5*: Downtown Parking Lots

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,338,247		\$ 1,338,247
Ratio of Private/Public Investment	0		0

Project 6*: Sewer Lining Project

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 734,608		\$ 734,608
Ratio of Private/Public Investment	0		0

Project 7*: District Sidewalks

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	120,180	\$ 120,180
Ratio of Private/Public Investment		0	0

Project 8*: Storm Sewer Project

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,330,303	\$ 1,330,303
Ratio of Private/Public Investment		0	0

Project 9*: Downtown Streetscape

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,574,284	\$ 1,574,284
Ratio of Private/Public Investment		0	0

Project 10*: District Street Improvements

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	2,637,475	\$ 2,637,475
Ratio of Private/Public Investment		0	0

Project 11*: Public Buildings Renovations

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,030,256	\$ 1,030,256
Ratio of Private/Public Investment		0	0

Project 12*: Downtown Improvement & Zoning Plans

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	129,340	\$ 129,340
Ratio of Private/Public Investment		0	0

Project 13*: Main Street Improvements

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	437,469	\$ 437,469
Ratio of Private/Public Investment		0	0

Project 14*: Second Street Streetscape

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	3,938,258	\$ 3,938,258
Ratio of Private/Public Investment		0	0

Project 15*: First Street Parking & Lighting

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	402,921	\$ 402,921
Ratio of Private/Public Investment		0	0

Project 16*: First Street Parkway & Lighting

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	344,007	\$ 344,007
Ratio of Private/Public Investment		0	0

Project 17*:

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

Project 18*:

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

Project 19*:

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

Project 20*:

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

Project 21*:

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

Project 22*:

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

Project 23*:

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

Project 24*:

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

Project 25*:

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 the complete TIF report**

**SECTION 6
FY 2021**

TIF NAME: TIF #1 CENTRAL BUSINESS DISTRICT RPA

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
1986	\$	3,591,411	\$ 14,918,272

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Kankakee County	\$ 18,787
Kankakee County Community College	\$ 8,133
Manteno School District #5	\$ 105,418
Manteno Fire Protection District	\$ 14,285
Manteno Township Assessor	\$ 1,117
Manteno Township Road	\$ 7,399
Manteno Township	\$ 3,092
Manteno Village	\$ 15,442
Manteno Public Library District	\$ 3,168
	\$ -
	\$ -
	\$ -
	\$ -

SECTION 7

Provide information about job creation and retention:

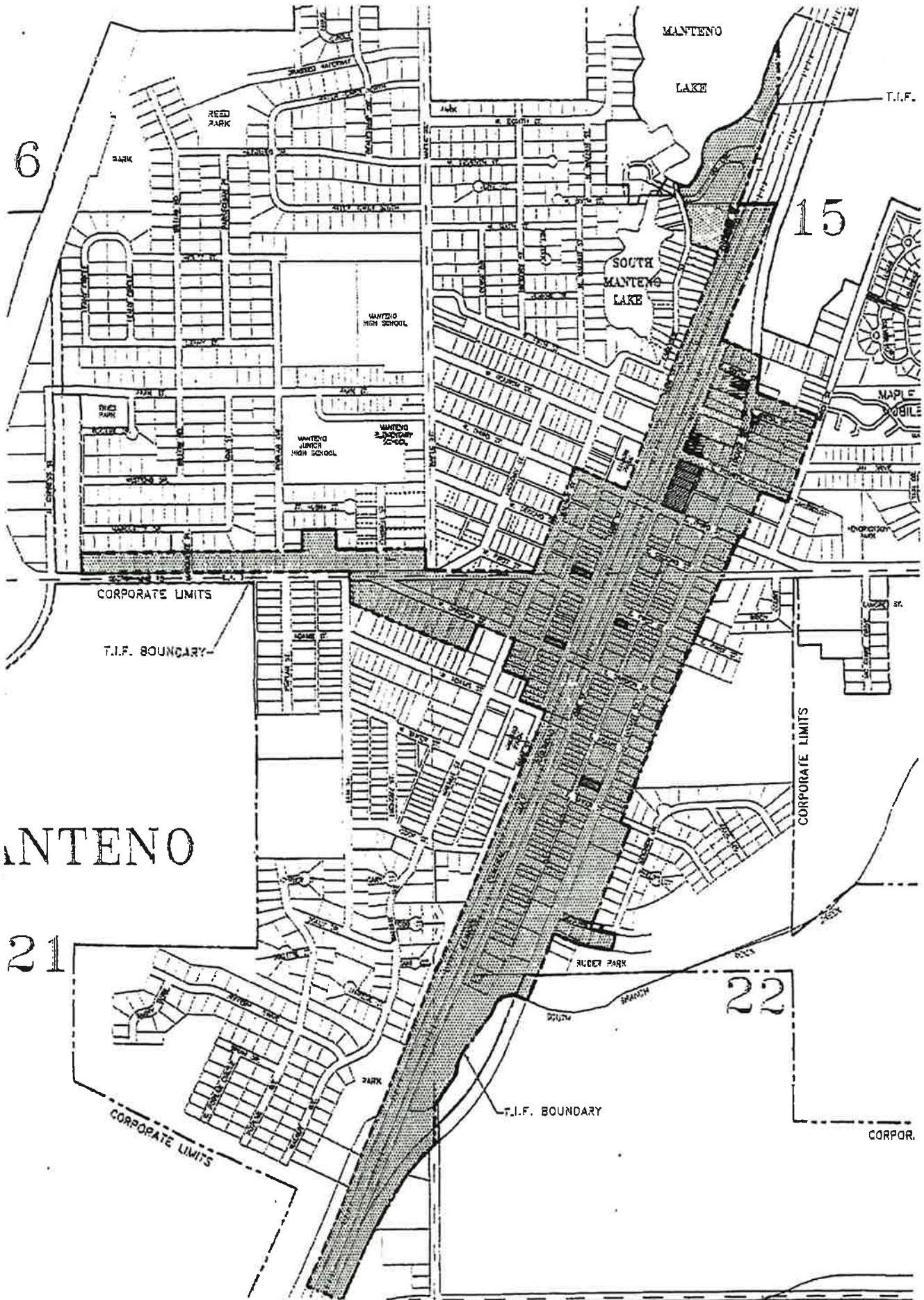
Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

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	x



6

15

MANTENO

21

22

CORPORATE LIMITS

T.I.F. BOUNDARY

CORPORATE LIMITS

CORPORATE LIMITS

T.I.F. BOUNDARY

CORPOR.

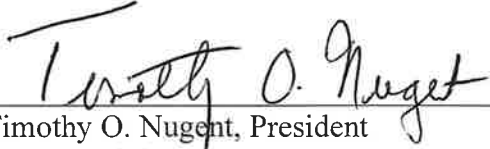
TIMOTHY O. NUGENT, Village President

ROBIN BATKA, Village Clerk

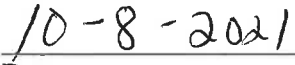
CHRIS LAROCQUE, Village Administrator

Trustees
TIMOTHY BOYCE
TODD CROCKETT
DIANE DOLE
JOEL GESKY
SAMUEL J. MARTIN
WENDELL O. PHILLIPS

I, Timothy O. Nugent, the duly elected President of the Village of Manteno, Illinois, County of Kankakee, State of Illinois, do hereby certify that the Village of Manteno has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act . [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)], during the current municipal fiscal year (May 1, 2020 – April 30, 2021).



Timothy O. Nugent, President
Village of Manteno



Date

ATTACHMENT C

LAW OFFICES

LOUIS F. CAINKAR, LTD.

30 NORTH LA SALLE STREET-SUITE 3430
CHICAGO, ILLINOIS 60602-3337

312/236-3985
FACSIMILE 312/236-3989

VINCENT CAINKAR
MICHAEL G. CAINKAR
GARY S. PERLMAN
JOSEPH CAINKAR
ELIZABETH M. ATTARD

SUBURBAN OFFICE:
6215 WEST 79TH STREET-SUITE 2A
BURBANK, ILLINOIS 60459-102
708/430-3988

October 7, 2021

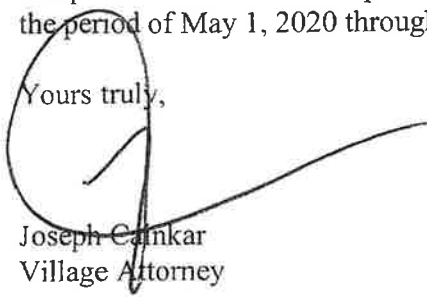
Illinois Office of the Comptroller
Local Government Division
100 West Randolph Street, Suite 15-500
Chicago, IL 60601

Re: Village of Manteno TIF No. 1
Central Business District Redevelopment Project Area

Gentlemen:

This office represents the Village of Manteno. It is my opinion that the Village of Manteno has complied with all of the requirements of the Tax Increment Allocation Redevelopment Act for the period of May 1, 2020 through April 30, 2021.

Yours truly,



Joseph Cankar
Village Attorney

JC: ab

ATTACHMENT D

2021 PROJECT COSTS VILLAGE OF MANTENO TIF #1

Public Works Const./Improve.		\$ 558,477
Second St streetscape project	134,904	
Community Ctr & Village Hall	3,597	
Parking Lot Improvements	27,533	
Main St Improvements	2,470	
First St Parking & Lighting	389,973	
Rehab, Reconst, Repair		\$ 29,706
Façade renovation grant 312 W Division	15,000	
Redevelopment 707 N Locust	3,192	
Redevelopment 365 S Locust	11,514	
Financing Costs		\$ 140,033
Municipal Trust - Principal	100,000	
Municipal Trust - Interest	10,033	
Interest payments	30,000	
Property Assembly		\$ 634,986
315 N Locust (site prep)	26,741	
154 N Walnut (purchase, site prep)	608,245	
(Professional) Studies, Surveys, Plans		\$ 11,245
Louis Cainkar Law Office	9,095	
Smith Koelling Dykstra & Ohm audit	2,150	
Surplus Disbursed		\$ 173,489
Taxing Districts	173,489	
	<u>EYE 2020 TOTAL ALL</u>	
	<u>PROJECTS:</u>	<u>\$ 1,547,936</u>

ATTACHMENT E

Document 1

RESOLUTION 20-05

APPROVING A TAX INCREMENT FAÇADE RENOVATION CONSTRUCTION AGREEMENT IN CONNECTION WITH TAX INCREMENT FINANCING AREA #1 - JODI GILL - 33 NORTH MAIN STREET

WHEREAS, the Village of Manteno is a Municipal and Corporation, incorporated within the boundaries of the County of Kankakee, State of Illinois; and

WHEREAS, the Village of Manteno has in existence a Tax Increment Financing District, more specifically known as Tax Increment Financing District #1; and

WHEREAS, Tax Increment Financing District #1 provides for and allows the façade renovations of certain properties within the District; and

WHEREAS, a façade renovation construction request for the property commonly known as 33 North Main Street has been submitted; and

WHEREAS, the President and Board of Trustees of the Village of Manteno believe that it is in the best interests of the citizens of the Village of Manteno and Tax Increment Financing District #1 that said façade renovation project be approved.

NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MANTENO, KANKAKEE COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: That a Tax Increment Façade Renovation Construction Agreement between the Village of Manteno and Jodi Gill, with the maximum allowed assistance not to exceed \$15,000.00 for the façade renovation of 33 North Main Street, within Tax Increment Financing District #1 be in the same as hereby approved. Ms. Jodi Gill has provided proof of ownership of the building.


SECTION 2: That the Village President is hereby authorized, empowered and directed to execute said Tax Increment Façade Renovation Agreement provided for in Section 1 of this Resolution in the form and content of Exhibit "A" which is attached hereto and made a part hereof.

Passed by the Board of Trustees of the Village of Manteno, Kankakee County, Illinois at a regular meeting thereof held on the 2nd day of November, 2020 and approved by me as Village President on the same day.

RECORD OF THE VOTE	Yes	No	Abstain	Absent
President Timothy Nugent				
Trustee Timothy Boyce	✓			
Trustee Samuel Martin	✓			
Trustee Diane Dole	✓			
Trustee Todd Crockett	✓			
Trustee Joel Gesky	✓			
Trustee Wendell O. Phillips	✓			
TOTAL VOTES <i>or</i>				
BY OMNIBUS VOTE				


Timothy O. Nugent, Village President

ATTEST:


Robin Batka, Village Clerk

RESOLUTION 20-12

Document 2

APPROVING A TAX INCREMENT FAÇADE RENOVATION CONSTRUCTION AGREEMENT IN CONNECTION WITH TAX INCREMENT FINANCING AREA #1 - GINA LAMORE - 121 NORTH MAIN STREET

WHEREAS, the Village of Manteno is a Municipal and Corporation, incorporated within the boundaries of the County of Kankakee, State of Illinois; and

WHEREAS, the Village of Manteno has in existence a Tax Increment Financing District, more specifically known as Tax Increment Financing District #1; and

WHEREAS, Tax Increment Financing District #1 provides for and allows the façade renovations of certain properties within the District; and

WHEREAS, a façade renovation construction request for the property commonly known as 121 North Main Street has been submitted; and

WHEREAS, the President and Board of Trustees of the Village of Manteno believe that it is in the best interests of the citizens of the Village of Manteno and Tax Increment Financing District #1 that said façade renovation project be approved.

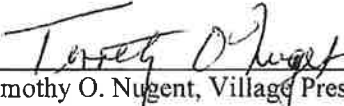
NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MANTENO, KANKAKEE COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: That a Tax Increment Façade Renovation Construction Agreement between the Village of Manteno and Gina LaMore, with the maximum allowed assistance not to exceed \$15,000.00 for the façade renovation of 121 North Main Street, within Tax Increment Financing District #1 be in the same as hereby approved. Ms. Gina LaMore has provided proof of ownership of the building.


SECTION 2: That the Village President is hereby authorized, empowered and directed to execute said Tax Increment Façade Renovation Agreement provided for in Section 1 of this Resolution in the form and content of Exhibit "A" which is attached hereto and made a part hereof.

Passed by the Board of Trustees of the Village of Manteno, Kankakee County, Illinois at a regular meeting thereof held on the 15th day of May, 2021 and approved by me as Village President on the same day.

RECORD OF THE VOTE	Yes	No	Abstain	Absent
President Timothy Nugent				
Trustee Timothy Boyce	✓			
Trustee Samuel Martin	✓			
Trustee Diane Dole	✓			
Trustee Todd Crockett				✓
Trustee Joel Gesky	✓			
Trustee Wendell O. Phillips	✓			
TOTAL VOTES <i>or</i> BY OMNIBUS VOTE				


 Timothy O. Nugent, Village President

ATTEST:


 Robin Batka, Village Clerk

ATTACHMENT E

Document 3

RESOLUTION 20-17

APPROVING A TAX INCREMENT FAÇADE RENOVATION CONSTRUCTION AGREEMENT IN CONNECTION WITH TAX INCREMENT FINANCING AREA #1 - NKIDS GROUP, INC – 46 EAST DIVISION STREET

WHEREAS, the Village of Manteno is a Municipal and Corporation, incorporated within the boundaries of the County of Kankakee, State of Illinois; and

WHEREAS, the Village of Manteno has in existence a Tax Increment Financing District, more specifically known as Tax Increment Financing District #1; and

WHEREAS, Tax Increment Financing District #1 provides for and allows the façade renovations of certain properties within the District; and

WHEREAS, a façade renovation construction request for the property commonly known as 46 East Division Street has been submitted; and

WHEREAS, the President and Board of Trustees of the Village of Manteno believe that it is in the best interests of the citizens of the Village of Manteno and Tax Increment Financing District #1 that said façade renovation project be approved.

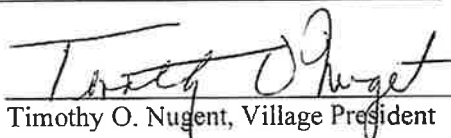
NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MANTENO, KANKAKEE COUNTY, ILLINOIS AS FOLLOWS:

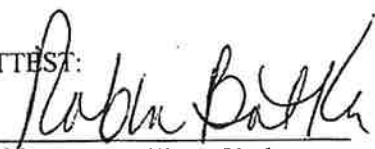
SECTION 1: That a Tax Increment Façade Renovation Construction Agreement between the Village of Manteno and NKIDS Group, LLC, with the maximum allowed assistance not to exceed \$30,000.00 for the façade renovation of 46 East Division Street, within Tax Increment Financing District #1 be in the same as hereby approved. NKIDS Group, LLC has provided proof of ownership of the building.

SECTION 2: That the Village President is hereby authorized, empowered and directed to execute said Tax Increment Façade Renovation Agreement provided for in Section 1 of this Resolution in the form and content of Exhibit "A" which is attached hereto and made a part hereof.

Passed by the Board of Trustees of the Village of Manteno, Kankakee County, Illinois at a regular meeting thereof held on the 19 day of April, 2021 and approved by me as Village President on the same day.

RECORD OF THE VOTE	Yes	No	Abstain	Absent
President Timothy Nugent				
Trustee Timothy Boyce	✓			
Trustee Samuel Martin	✓			
Trustee Diane Dole	✓			
Trustee Todd Crockett	✓			
Trustee Joel Gesky				✓
Trustee Wendell O. Phillips	✓			
TOTAL VOTES <i>or</i> BY OMNIBUS VOTE				


 Timothy O. Nugent, Village President

ATTEST:

 Robin Batka, Village Clerk

**Village of Manteno
TIF Joint Review Meeting
November 2, 2020
6:40 PM**

ATTACHMENT H

Roll Call

President Timothy Nugent
Trustee Todd Crockett
Trustee Diane Dole
Trustee Joel Gesky
Trustee Wendell Phillips
Trustee Samuel Martin

Absent:

Trustee Timothy Boyce

Also Present:

Chris LaRocque: Village Administrator
Al Swinford: Chief of Police
Michael Cainkar: Village Attorney
Jim Hanley: Supt. Public Works

Press Present: None

The meeting was called to order by Mayor Timothy Nugent.

Public Participation: None

We had no representatives from the taxing districts present at the meeting. The Taxing districts invited were:

- Manteno Public Library District
- Village of Manteno Resident /Citizen
- Manteno Township Board
- Manteno Township Road Commissioner
- Kankakee Community College
- Township Tax Assessor
- Manteno School District #5
- Manteno Fire Protection District
- Kankakee County Board
- Village of Manteno

Village Administrator Chris LaRocque gave a power point presentation and brief summary of TIF and a review of the 2020 Annual TIF report, estimate of future revenues, update of current projects and discussion of future projects and priorities. TIF 1 ends next year, so the recommendation was made that a letter be sent to those who have shown an interest in applying for TIF Façade funds and give a deadline date that they need to submit a TIF request.

Mr. LaRocque asked for any questions and received none.

TIF Reports are available on the Village of Manteno's website for review.

Motion by Phillips, seconded by Martin, to adjourn the meeting at 6:52 pm.

Motion approved 5-0 Trustee Boyce absent

Minutes respectfully submitted by Robin Batka, Village Clerk

ATTACHMENT K

VILLAGE OF MANTENO, ILLINOIS SPECIAL TAX ALLOCATION FUND

**Report on Compliance with
Public Act 85-1142**

**As of and for the Year Ended
April 30, 2021**

**Village of Manteno, Illinois
Special Tax Allocation Fund
For the Year Ended April 30, 2021**

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Independent Auditor's Report on Compliance

Board of Trustees
Village of Manteno
Manteno, Illinois 60950

Report on Compliance

We have audited the Village of Manteno's compliance with the provisions of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-142) for the year ended April 30, 2021, for the Central Business District (TIF #1) and the Industrial Park District (TIF #3).

Management's Responsibility

Management is responsible for compliance with the requirements referred to above.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for TIF #1 and TIF #3 based on our audit of the compliance requirements referred to above.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the provisions of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-142). Those standards and the provisions of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-142) require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the requirements referred to above that could have a material effect on the Central Business District (TIF #1) and the Industrial Park District (TIF #3) occurred. An audit includes examining, on a test basis, evidence about the Village's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each TIF fund. However, our audit does not provide a legal determination of the Village's compliance with those requirements.

Opinion

In our opinion, the Village complied, in all material respects, with the compliance requirements referred to above that are applicable to the Central Business District (TIF #1) and the Industrial Park District (TIF #3) for the year ended April 30, 2021.

SKDO, P.C.

Bourbonnais, Illinois
October 14, 2021

**Independent Auditor's Report
On Supplementary Information Schedules**

Board of Trustees
Village of Manteno
Manteno, Illinois 60950

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Village of Manteno (Village) as of and for the year ended April 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated October 14, 2021. Our opinion on the governmental activities opinion unit was qualified due to the fact that management has not adopted *GASB 75 Accounting and Financial Reporting for Postemployment Benefits Other Than Pension Funds* and, accordingly, has not recorded the related deferred outflows, deferred inflows, net OPEB liability and the OPEB expense. Our opinion on the other opinion units was unmodified.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements as a whole. The accompanying supplementary information schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

These schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information schedules are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

SKDO, P.C.

Bourbonnais, Illinois
October 14, 2021

Village of Manteno, Illinois
Balance Sheet - Special Tax Allocation Fund
April 30, 2021

	<u>Tax Increment Financing District #1</u>	<u>Tax Increment Financing District #3</u>	<u>Total</u>
Assets			
Cash and cash equivalents	\$ 552,147	\$ 46,951	\$ 599,098
Receivable from other governments	1,225,208	8,505	1,233,713
Total assets	<u>\$ 1,777,355</u>	<u>\$ 55,456</u>	<u>\$ 1,832,811</u>
Liabilities			
Accounts payable and accrued expenses	\$ 176,546	\$ -	\$ 176,546
Due to other funds	1,515,345	50,000	1,565,345
Total liabilities	<u>1,691,891</u>	<u>50,000</u>	<u>1,741,891</u>
Deferred Inflows of Resources			
Property taxes related to a future period	<u>1,225,208</u>	<u>8,505</u>	<u>1,233,713</u>
Fund Balance			
Unassigned	<u>(1,139,744)</u>	<u>(3,049)</u>	<u>(1,142,793)</u>
Total fund balances (deficits)	<u>(1,139,744)</u>	<u>(3,049)</u>	<u>(1,142,793)</u>
Total liabilities, deferred inflows of resources and fund balance	<u>\$ 1,777,355</u>	<u>\$ 55,456</u>	<u>\$ 1,832,811</u>

See the independent auditor's report.

Village of Manteno, Illinois
Special Tax Allocation Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances
For the year ended April 30, 2021

	Tax Increment Financing District #1	Tax Increment Financing District #3	Total
Revenues:			
Property taxes	\$ 1,205,608	\$ 7,979	\$ 1,213,587
Interest income	245	4	249
Total revenues	<u>1,205,853</u>	<u>7,983</u>	<u>1,213,836</u>
Expenditures:			
Current:			
General government:			
Contractual services	<u>59,727</u>	<u>165</u>	<u>59,892</u>
Economic development:			
Other expenditures	70,667	316	70,983
Intergovernmental agreement	<u>180,841</u>	<u>-</u>	<u>180,841</u>
Total economic development	<u>251,508</u>	<u>316</u>	<u>251,824</u>
Debt service	<u>134,184</u>	<u>1,000</u>	<u>135,184</u>
Capital outlay	<u>672,716</u>	<u>-</u>	<u>672,716</u>
Total expenditures	<u>1,118,135</u>	<u>1,481</u>	<u>1,119,616</u>
Excess (deficiency) of revenues over expenditures before other financing sources (uses)	<u>87,718</u>	<u>6,502</u>	<u>94,220</u>
Other financing sources (uses):			
Proceeds from sale of capital assets	<u>247,550</u>	<u>-</u>	<u>247,550</u>
Total other financing sources (uses)	<u>247,550</u>	<u>-</u>	<u>247,550</u>
Net change in fund balance	335,268	6,502	341,770
Fund balance (deficit), beginning of year	<u>(1,475,012)</u>	<u>(9,551)</u>	<u>(1,484,563)</u>
Fund balance (deficit), end of year	<u>\$ (1,139,744)</u>	<u>\$ (3,049)</u>	<u>\$ (1,142,793)</u>

See the independent auditor's report.

Independent Auditor's Report on Compliance

Board of Trustees
Village of Manteno
Manteno, Illinois 60950

Report on Compliance

We have audited the Village of Manteno's compliance with the provisions of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-142) for the year ended April 30, 2021, for the Central Business District (TIF #1) and the Industrial Park District (TIF #3).

Management's Responsibility

Management is responsible for compliance with the requirements referred to above.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for TIF #1 and TIF #3 based on our audit of the compliance requirements referred to above.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the provisions of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-142). Those standards and the provisions of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-142) require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the requirements referred to above that could have a material effect on the Central Business District (TIF #1) and the Industrial Park District (TIF #3) occurred. An audit includes examining, on a test basis, evidence about the Village's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each TIF fund. However, our audit does not provide a legal determination of the Village's compliance with those requirements.

Opinion

In our opinion, the Village complied, in all material respects, with the compliance requirements referred to above that are applicable to the Central Business District (TIF #1) and the Industrial Park District (TIF #3) for the year ended April 30, 2021.

SKDO, P.C.

Bourbonnais, Illinois
October 14, 2021

ATTACHMENT M

INTERGOVERNMENTAL AGREEMENTS VILLAGE OF MANTENO TIF #1

Ordinance 06-55 January 2, 2007

Village agrees and guarantees that not less than fifteen percent (15%) of the incremental taxes received from TIF 1 shall annually be deemed and declared surplus by the Village and shall be paid over for redistribution to the School District and the other Taxing Districts in accordance with Section 7 of the Act (65 ILCS 5/11-74.4-7) throughout the term of the twelve (12) years that the Redevelopment Project is extended.

This agreement became effective in 2011 and will run through 2023 or through the remaining term of TIF #1.

The following disbursements have been made in accordance with this intergovernmental agreement:

<u>Taxing District:</u>	<u>May 2020</u>	<u>2011 – 2019</u>
Kankakee County	\$ 18,787	\$ 146,816
KKK Community College	\$ 8,133	\$ 65,310
Manteno District Unit #5	\$ 105,418	\$ 784,651
Manteno Fire Protection	\$ 14,285	\$ 114,267
Manteno Public Library	\$ 3,168	\$ 25,484
Township Tax Assessor	\$ 1,117	\$ 9,735
Township Road Commissioner	\$ 7,399	\$ 59,957
Manteno Township	\$ 3,092	\$ 24,468
Manteno Village	<u>\$ 15,442</u>	<u>\$ 124,672</u>
TOTAL DISBURSED:	\$ 176,842	\$1,355,360
