



**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]  
FY 2018**

**Name of Redevelopment Project Area (below):**  
  
**\*TIF #3 INDUSTRIAL PARK**

**Primary Use of Redevelopment Project Area\*:** Industrial

\* 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**   X    
**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)] <b>If yes, please enclose the amendment (labeled Attachment A).</b>	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)] <b>Please enclose the CEO Certification (labeled Attachment B).</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)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		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)] <b>Attachment D</b>		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)] <b>Attachment E</b>	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)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	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)]	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)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>		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)] <b>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).</b>	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)] <b>If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).</b>	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) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>	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)] <b>If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (g) of Section 11-74.4-3 (labeled Attachment L).</b>	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)]	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 2018

TIF NAME:

\*TIF #3 INDUSTRIAL PARK

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 29,702

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	\$ 6,128	\$ 11,795	19%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 33	\$ 57	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 50,000	81%
Private Sources			0%
Other (identify source ; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund \$ 6,161

Cumulative Total Revenues/Cash Receipts \$ 61,852 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 2,564

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 2,564

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 3,597

FUND BALANCE, END OF REPORTING PERIOD\* \$ 33,299

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

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 2018

TIF NAME:

\*TIF #3 INDUSTRIAL PARK

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	1,840	
6. Costs of the construction of public works or improvements.		
7000N road grading	600	
		\$ 600











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

**FY 2018**

**TIF NAME:**

**\*TIF #3 INDUSTRIAL PARK**

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

X

**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:	

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

**FY 2018**

**TIF Name:**

**\*TIF #3 INDUSTRIAL PARK**

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':**

<b>1. NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
<b>2.</b> The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
<b>2a.</b> The number of projects undertaken by the municipality within the Redevelopment Project Area:	1

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

<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ 1,500,000
Public Investment Undertaken	\$ 22,405	\$ -	\$ 150,000
Ratio of Private/Public Investment	0		10

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: I57.6000N Development**

Private Investment Undertaken (See Instructions)	\$ -		\$ 1,500,000
Public Investment Undertaken	\$ 22,405		\$ 150,000
Ratio of Private/Public Investment	0		10

**Project 2\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
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\*:**

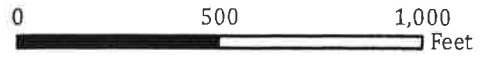
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0





Industrial Park Redevelopment Project Area  
 Tax Increment Financing Redevelopment Plan  
 Village of Manteno, Illinois

-  Municipal Boundary
-  Area Boundary
-  Parcel



## EXHIBIT A Boundary Map

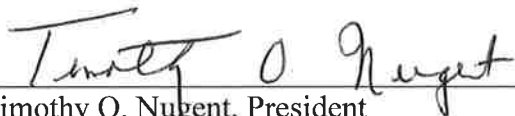
TIMOTHY O. NUGENT, Village President

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, 2017 – April 30, 2018).

  
\_\_\_\_\_  
Timothy O. Nugent, President  
Village of Manteno

10-11-2018  
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 60459-1102  
708 / 430 3988

October 11, 2018

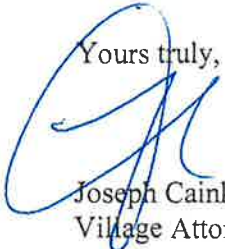
Illinois Office of the Comptroller  
Local Government Division  
100 West Randolph Street, Suite 15-500  
Chicago, IL 60601

Re: Village of Manteno TIF No. 3  
Industrial Park

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, 2017 through April 30, 2018.

Yours truly,



Joseph Cainkar  
Village Attorney

JC: lr



**Village of Manteno**  
**TIF Joint Review Meeting**  
**March 19, 2018**  
**6:30 PM**

**ATTACHMENT H**

**Roll Call**

President Timothy Nugent  
Trustee Diane Dole  
Trustee Joel Gesky  
Trustee Wendell Phillips  
Trustee Samuel Martin - arrived at 6:35 pm

**Absent:**

Trustee Timothy Boyce  
Trustee Todd Crockett

**Also Present:**

Chris LaRocque: Village Administrator  
Janice Schulties – Village  
Al Swinford: Chief of Police - Arrived at 6:46  
Michael Cainkar: Village Attorney  
Ryan Marion: Building Official  
Geoff Aggen: Village Engineer

**Press Present:** None

The meeting was called to order by President Timothy O. Nugent. Roll call by Village Clerk.

**Public Participation:** None

President Nugent opened the meeting and acknowledged that invitations had been sent out to representatives from the following taxing districts:

- 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

We had no representatives from the taxing districts at the meeting.

Janice Schulties gave an overview / presentation and brief summary of TIF. Ms. Schulties walked through the 2017 TIF Annual Report, which included TIF #1 2016-17 Projects Completed, TIF#1 Activity Summary, TIF #1 Goals, TIF #1 Potential Projects vs Revenue, TIF #3 and the amount of TIF Surplus that has been disbursed to the taxing districts since 2001.

Last year TIF #2 termed in August of 2016. TIF Reports are available on the Village of Manteno's website for review.

Motion by Dole, seconded by Phillips, to adjourn the meeting at 6:48 pm.

Motion approved 4-0 (includes Mayor Nugent) Trustee's Crockett and Boyce absent

*Minutes respectfully submitted by Robin Batka, Village Clerk*