

Residential Tax Increment Financing Districts

Mission Statement

It is the mission of the Community Development Tax Increment Financing District to conserve or improve areas, especially sections of the City that are neglected, through economic investment from both private and public sectors.

Primary Functions → The primary function of the tax increment financing (TIF) district is to develop/redevelop the area in the TIF District and to make the area more viable. Improvements (upon meeting qualifications) can be financed through TIF district revenues. The collection of property taxes is on an increment basis and increases are based on increases in the assessed valuation of properties within the TIF District. The excess tax revenue collected can only be used to fund projects located within the TIF District.

The residential TIFs include Lincolnwood 1, Lincolnwood 2, Springfield Corners, River Oaks, Garrison, Hope Six, and Jackson School.

2008 Accomplishments →

- 16 units have been constructed in the River Oaks TIF. Five of the units have been sold and closed. Landscaping at the entrance and around the existing buildings was completed. A delay in ownership transfer slowed the sale of the units and the building of 3 new buildings. This was resolved in the late fall of 2008.
- Sold one home in Lincolnwood II. Two lots out of the 18 home subdivision are left to be constructed and sold.
- One house was sold in phase II of Emerson Estates subdivision in 2008. The homebuyer was provided down payment and closing cost assistance. 6 of 41 homes have been constructed.
- All the units proposed have been constructed in Garrison Lofts (school/gym portion). They are currently rentals for ultimate sale once the Housing Tax Credits are fully vested. Demand and positive response continue to be strong.

As of October of 2008, the new construction townhome model was completed. Response has been strong; however, no units have been sold. The developer/owner is working on the exterior facade and landscaping work.

2009 Goals and Objectives →

- Continue to receive increased tax revenue from the projects completed in these TIF Districts.
- Work with developers to market and sell available properties, specifically:

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River Oaks TIF: Continue to market the properties through weekly open houses and high profile marketing through Comcast. The goal is to sell the remaining units plus start building the remaining 3 buildings.

Garrison TIF: The developers of Garrison Lofts will continue to maintain high occupancy and complete the remaining exterior work.

Garrison Townhomes: The developers are currently in the process of completing the shell work and final financing component. Despite the economy, the owner plans to sell several units in 2009.

Springfield Corners TIF: Complete the outstanding infrastructure improvements and work with the new owner to develop the remaining 35 lots.

Sell the remaining homes to eligible homebuyers in Lincolnwood II.

Budget Summary

COMMUNITY DEVELOPMENT LINCOLNWOOD TAX INCREMENT FINANCING DISTRICT #1					
APPROPRIATION	<u>2007 ACTUAL</u>	<u>2008 BUDGET</u>	<u>2008 ACTUAL</u>	<u>2009 BUDGET</u>	<u>INCREASE (DECREASE)</u>
OTHER	<u>\$21,688</u>	<u>\$21,688</u>	<u>\$21,687</u>	<u>\$46,688</u>	<u>\$25,000</u>
TOTAL	<u>\$21,688</u>	<u>\$21,688</u>	<u>\$21,687</u>	<u>\$46,688</u>	<u>\$25,000</u>
FUNDING SOURCE		<u>2008 AMOUNT</u>	<u>2008 PERCENTAGE</u>	<u>2009 AMOUNT</u>	<u>2009 PERCENTAGE</u>
PROPERTY TAXES					
TAX INCREMENT		\$72,912	98.3	\$77,013	96.3
INTEREST INCOME		1,282	1.7	3,000	3.7
TOTAL		<u>\$74,194</u>	<u>100.0</u>	<u>\$80,013</u>	<u>100.0</u>

COMMUNITY DEVELOPMENT LINCOLNWOOD TAX INCREMENT FINANCING DISTRICT #2					
APPROPRIATION	<u>2007 ACTUAL</u>	<u>2008 BUDGET</u>	<u>2008 ACTUAL</u>	<u>2009 BUDGET</u>	<u>INCREASE (DECREASE)</u>
OTHER	<u>\$26,525</u>	<u>\$25,070</u>	<u>\$26,431</u>	<u>\$25,239</u>	<u>\$169</u>
TOTAL	<u>\$26,525</u>	<u>\$25,070</u>	<u>\$26,431</u>	<u>\$25,239</u>	<u>\$169</u>
FUNDING SOURCE		<u>2008 AMOUNT</u>	<u>2008 PERCENTAGE</u>	<u>2009 AMOUNT</u>	<u>2009 PERCENTAGE</u>
PROPERTY TAXES					
TAX INCREMENT		\$42,301	100.0	\$46,400	100.0
INTEREST INCOME		0	0.0	0	0.0
TOTAL		<u>\$42,301</u>	<u>100.0</u>	<u>\$46,400</u>	<u>100.0</u>

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COMMUNITY DEVELOPMENT SPRINGFIELD CORNERS TAX INCEMENT FINANCING DISTRICT					
APPROPRIATION	2007 <u>ACTUAL</u>	2008 <u>BUDGET</u>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	INCREASE (DECREASE)
OTHER	<u>\$187,694</u>	<u>\$210,902</u>	<u>\$190,630</u>	<u>\$213,164</u>	<u>\$2,262</u>
TOTAL	<u>\$187,694</u>	<u>\$210,902</u>	<u>\$190,630</u>	<u>\$213,164</u>	<u>\$2,262</u>
FUNDING SOURCE					
PROPERTY TAXES		2008 <u>AMOUNT</u>	2008 <u>PERCENTAGE</u>	2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>
TAX INCREMENT		\$131,903	100.0	\$177,603	100.0
INTEREST INCOME		0	0.0	0	0.0
TOTAL		<u>\$131,903</u>	<u>100.0</u>	<u>\$177,603</u>	<u>100.0</u>

COMMUNITY DEVELOPMENT RIVER OAKS TAX INCREMENT FINANCING DISTRICT					
APPROPRIATION	2007 <u>ACTUAL</u>	2008 <u>BUDGET</u>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	INCREASE (DECREASE)
OTHER	<u>\$134,653</u>	<u>\$114,818</u>	<u>\$101,587</u>	<u>\$191,550</u>	<u>\$76,732</u>
TOTAL	<u>\$134,653</u>	<u>\$114,818</u>	<u>\$101,587</u>	<u>\$191,550</u>	<u>\$76,732</u>
FUNDING SOURCE					
PROPERTY TAXES		2008 <u>AMOUNT</u>	2008 <u>PERCENTAGE</u>	2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>
TAX INCREMENT		\$47,207	100.0	\$69,501	100.0
INTEREST INCOME		0	0.0	0	0.0
TOTAL		<u>\$47,207</u>	<u>100.0</u>	<u>\$69,501</u>	<u>100.0</u>

COMMUNITY DEVELOPMENT GARRISON TAX INCREMENT FINANCING DISTRICT					
APPROPRIATION	2007 <u>ACTUAL</u>	2008 <u>BUDGET</u>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	INCREASE (DECREASE)
OTHER	<u>\$87,414</u>	<u>\$69,673</u>	<u>\$64,463</u>	<u>\$72,891</u>	<u>\$3,218</u>
TOTAL	<u>\$87,414</u>	<u>\$69,673</u>	<u>\$64,463</u>	<u>\$72,891</u>	<u>\$3,218</u>
FUNDING SOURCE					
PROPERTY TAXES		2008 <u>AMOUNT</u>	2008 <u>PERCENTAGE</u>	2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>
TAX INCREMENT		\$22,907	100.0	\$30,124	100.0
INTEREST INCOME		0	0.0	0	0.0
TOTAL		<u>\$22,907</u>	<u>100.0</u>	<u>\$30,124</u>	<u>100.0</u>

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COMMUNITY DEVELOPMENT HOPE SIX TAX INCREMENT FINANCING DISTRICT					
APPROPRIATION	<u>2007 ACTUAL</u>	<u>2008 BUDGET</u>	<u>2008 ACTUAL</u>	<u>2009 BUDGET</u>	<u>INCREASE (DECREASE)</u>
OTHER	\$115,648	\$122,050	\$149,521	\$119,221	(\$2,829)
TOTAL	\$115,648	\$122,050	\$149,521	\$119,221	(\$2,829)
FUNDING SOURCE					
		<u>2008 AMOUNT</u>	<u>2008 PERCENTAGE</u>	<u>2009 AMOUNT</u>	<u>2009 PERCENTAGE</u>
PROPERTY TAXES					
TAX INCREMENT		\$120,989	100.0	\$177,674	100.0
INTEREST INCOME		0	0.0	0	0.0
TOTAL		\$120,989	100.0	\$177,674	100.0

COMMUNITY DEVELOPMENT JACKSON SCHOOL TAX INCREMENT FINANCING DISTRICT					
APPROPRIATION	<u>2007 ACTUAL</u>	<u>2008 BUDGET</u>	<u>2008 ACTUAL</u>	<u>2009 BUDGET</u>	<u>INCREASE (DECREASE)</u>
CONTRACTUAL	\$2,343	\$10,000	\$0	\$0	(\$10,000)
OTHER	58,965	55,489	213,240	37,000	(18,489)
TOTAL	\$61,308	\$65,489	\$213,240	\$37,000	(\$28,489)
FUNDING SOURCE					
		<u>2008 AMOUNT</u>	<u>2008 PERCENTAGE</u>	<u>2009 AMOUNT</u>	<u>2009 PERCENTAGE</u>
PROPERTY TAXES					
TAX INCREMENT		\$86,034	100.0	\$115,313	99.9
INTEREST INCOME		0	0.0	100	0.1
TOTAL		\$86,034	100.0	\$115,413	100.0

Budget Analysis

Major changes for 2009 for the residential TIF districts include the following:

Jackson School TIF: \$15,000 is budgeted for marketing the TIF district.

Other TIFs are primarily funding debt service on bond issues used for initial property development, with little additional funding available.

Five Year Financial Forecast

LINCOLNWOOD TIF FUND #1 2010-2014 FINANCIAL FORECAST (IN 000'S)

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Revenues	\$83	\$86	\$89	\$91	\$93
Expenditures	46	45	69	92	89
Excess (Deficit)	37	41	20	(1)	4
Beginning Balance	123	160	201	221	220
Ending Balance	\$160	\$201	\$221	\$220	\$224

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LINCOLNWOOD TIF FUND #2 2010-2014 FINANCIAL FORECAST (IN 000'S)

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Revenues	54	55	57	59	60
Expenditures	25	49	48	72	80
Excess (Deficit)	29	6	9	(13)	(20)
Beginning Balance	(25)	4	11	20	7
Ending Balance	4	10	20	7	(13)

SPRINGFIELD CORNERS TIF FUND 2010-2014 FINANCIAL FORECAST (IN 000'S)

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Revenues	\$181	\$335	\$342	\$349	\$357
Expenditures	216	220	318	339	335
Excess (Deficit)	(35)	115	24	10	22
Beginning Balance	(588)	(623)	(508)	(483)	(473)
Ending Balance	(\$623)	(\$508)	(\$484)	(\$473)	(\$451)

RIVER OAKS TIF FUND 2010-2014 FINANCIAL FORECAST (IN 000'S)

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Revenues	55	311	318	325	332
Expenditures	317	319	311	328	319
Excess (Deficit)	(262)	(8)	7	(3)	13
Beginning Balance	(537)	(800)	(807)	(800)	(802)
Ending Balance	(799)	(808)	(800)	(803)	(789)

GARRISON TIF FUND 2010-2014 FINANCIAL FORECAST (IN 000'S)

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Revenues	\$137	\$140	\$143	\$138	\$141
Expenditures	74	72	70	167	164
Excess (Deficit)	63	68	73	(29)	(23)
Beginning Balance	(277)	(214)	(146)	(73)	(102)
Ending Balance	(\$214)	(\$146)	(\$73)	(\$102)	(\$125)

HOPE SIX TIF FUND 2010-2014 FINANCIAL FORECAST (IN 000'S)

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Revenues	\$169	\$176	\$183	\$189	\$196
Expenditures	118	266	263	260	280
Excess (Deficit)	51	(90)	(80)	(71)	(84)
Beginning Balance	(185)	(134)	(225)	(306)	(376)
Ending Balance	(\$134)	(\$224)	(\$305)	(\$376)	(\$459)

JACKSON SCHOOL TIF FUND 2010-2014 FINANCIAL FORECAST (IN 000'S)

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Revenues	\$139	\$141	\$144	\$148	\$152
Expenditures	99	104	102	101	150
Excess (Deficit)	40	37	42	47	2
Beginning Balance	(65)	(25)	13	55	103
Ending Balance	(\$25)	\$12	\$55	\$102	\$105