

CITY OF AURORA

**TAX INCREMENT FINANCING
STATUS REPORT**

**TAX INCREMENT FINANCING (TIF) DISTRICT NO. 3
RIVER CITY TIF DISTRICT**

**Prepared for:
The City of Aurora, Illinois**

**Prepared Jointly by:
The City of Aurora, Illinois
and
Kane, McKenna and Associates, Inc.**

**TIF DISTRICT No. 3
River City TIF District
Designated September, 2000
Status Report June, 2015**

**CITY OF AURORA
STATUS REPORT
TIF DISTRICT NO. 3
RIVER CITY TIF DISTRICT**

TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
	Introduction and Background	1
I.	Revenue Generated Within RPA	2
II.	Municipal Expenditures for the RPA	3
III.	Status of Planned Activities, Goals and Objectives	4
IV.	Total Investment Within the RPA	6
V.	Other Relevant Evaluation or Performance Data	7
Exhibit A	TIF Boundary Map	
Exhibit B	Most Recent TIF Annual Report	

INTRODUCTION AND BACKGROUND

Kane, McKenna and Associates, Inc. (“KMA”) drafted this report at the request of the City of Aurora (the “City”) to provide an update on the status of the River City Tax Increment District (“TIF District No. 3,” the “TIF District,” or the “TIF”).

The Redevelopment Project Area

The City established the Redevelopment Project Area (“RPA”) in September, 2000 with the assistance of KMA. The RPA contains approximately 196 tax parcels. The RPA is roughly bounded by Benton Street on the north, LaSalle Avenue on the east, North Avenue on the south and Middle Avenue on the west. The area is approximately forty (40) acres in size and contains mixed uses comprised of industrial, commercial, retail and residential.

The TIF initially contained seventy two (72) buildings; over ninety eight percent (98%) of the buildings were thirty five (35) years of age or greater. The area contained several large vacant parcels, a vacant train station, and an underutilized manufacturing facility. Many of the structures were constructed in a time period ranging from the late 1900s to the 1960s, and as such demonstrated blighted conditions associated with age, lack of use and obsolescence.

Conditions of deterioration, deleterious layout, obsolescence, lack of community planning and inadequate utilities were evidenced throughout the area and were documented pursuant to site visits, aerial photographs and City records. As a result of the lack of maintenance and new development, the area’s equalized assessed valuation (EAV) had an average annual growth of only 0.56% over a five (5) year period prior to designation, while the City’s EAV average annual growth over the same period (1995-1999) was 7.36%.

Other developmental impediments noted were ingress and egress limitations, environmental contamination on certain parcels and underutilized vacant lots. These factors taken in combination tended to limit the opportunities for commercial and retail reuse of the sites.

With the migration of many businesses out of the downtown area, the downtown had lost much of its initial attractiveness for commercial and retail reuse, putting the area at a relative disadvantage in attracting new users. This area’s best opportunity for redevelopment is related to its proximity to the neighboring restaurants, shops and theater in the Downtown area. The City had undertaken an initiative, through the designation of the TIF, to redevelop strategic areas within the City and, in doing so, stabilizing and expanding benefits to the community and affected taxing districts.

I. Revenue Generated within RPA

<u>Revenue Categories</u>	<u>Revenues</u>
Incremental Property Tax	\$4,648,281
City Transfers/Bonds/Other	\$6,706,191
Investment Income	\$ 24,802
<u>Total</u>	<u>\$11,379,274</u>

(as of December 31, 2013)

II. Municipal Expenditures for the RPA

<u>Expenditure Categories</u> (all amounts rounded)	<u>Expenditures</u>
Administrative Costs	\$ 846,917
Property Acquisition	\$ 312,217
Financing Costs/Debt Service	\$ 8,679,377
Public Improvements/Other/Surplus	\$ 348,019
	\$.43,777
Total	\$10,230,307
Balance of Tax Allocation Fund as of December 31, 2013	\$ 1,148,967

III. Status of Planned Activities, Goals and Objectives

The City recognized the need for implementation of a strategy to revitalize properties within the boundaries of the TIF and to stimulate and enhance private development. Business attraction and expansion are key components of the strategy. The needed private investment was deemed to be possible if tax increment financing (TIF) was adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act") Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et. seq., as amended. Incremental property tax revenue generated within the area would play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past would be eliminated. Ultimately, the implementation of the proposed Redevelopment Plan and Project would benefit the City and all the taxing districts which encompass the area.

The designation of the area as a TIF allowed the City to address area deficiencies including :

- Establishing a pattern of land-use activities that would increase efficiency and economic relationships, especially as such uses complement adjacent downtown commercial, retail, recreational, residential and other City redevelopments;
- Provision of roadway and traffic improvements within the area, including comprehensive review of ingress and egress requirements that address area circulation, parking and connections to major arterials;
- Entering into redevelopment agreements in order to include the redevelopment of blighted property and/or to induce new development to locate within the TIF;
- Coordinating and providing adequate parking for all redevelopments;
- Improving area appearance through landscape, streetscape and signage programs;
- Coordinating land assembly in order to provide sites for more modern redevelopment plans; and
- Providing infrastructure that would be adequate in relation to redevelopment plans.

The largest redevelopment project undertaken to date includes the construction of the River Street Plaza.

On March 26, 2008, the City entered into a Redevelopment Agreement with the Developer for the redevelopment of certain properties in the area. Certain covenants and representations related to the Project of the TIF District were set forth in the Redevelopment Agreement.

On September 10, 2008, pursuant to an ordinance, the Redevelopment Agreement was supplemented by the First Amended Redevelopment Agreement. Thereafter the First Amended Redevelopment Agreement was amended by a second amendment passed on April 28, 2009.

Additionally, on April 28, 2009, the City passed a Note Ordinance providing for the issuance of \$3,700,000 of Revenue Notes, Series 2009 to reimburse the Developer for certain TIF eligible costs in the TIF as designated by the City, including without limitation the acquisition and remediation of land, the demolition of structures, the clearing and grading of land, site preparation, the construction and installation of utilities, and the construction of related improvements.

River Street Plaza is a riverfront mixed-use Project consisting of first floor commercial uses as well as residential uses in the City's downtown along the Fox River. The Project consists of 96 condominium units spread across two buildings evenly (the "160 Building" and the "140 Building"). As such, each building has 48 residential units in them, except that the 140 Building has three (3) residential condos that have been combined to create larger units. Additionally, there is 44,800 s.f. of first floor commercial/retail space or approximately 22,000 of net rentable s.f. per building.

IV. Total Investment within the RPA

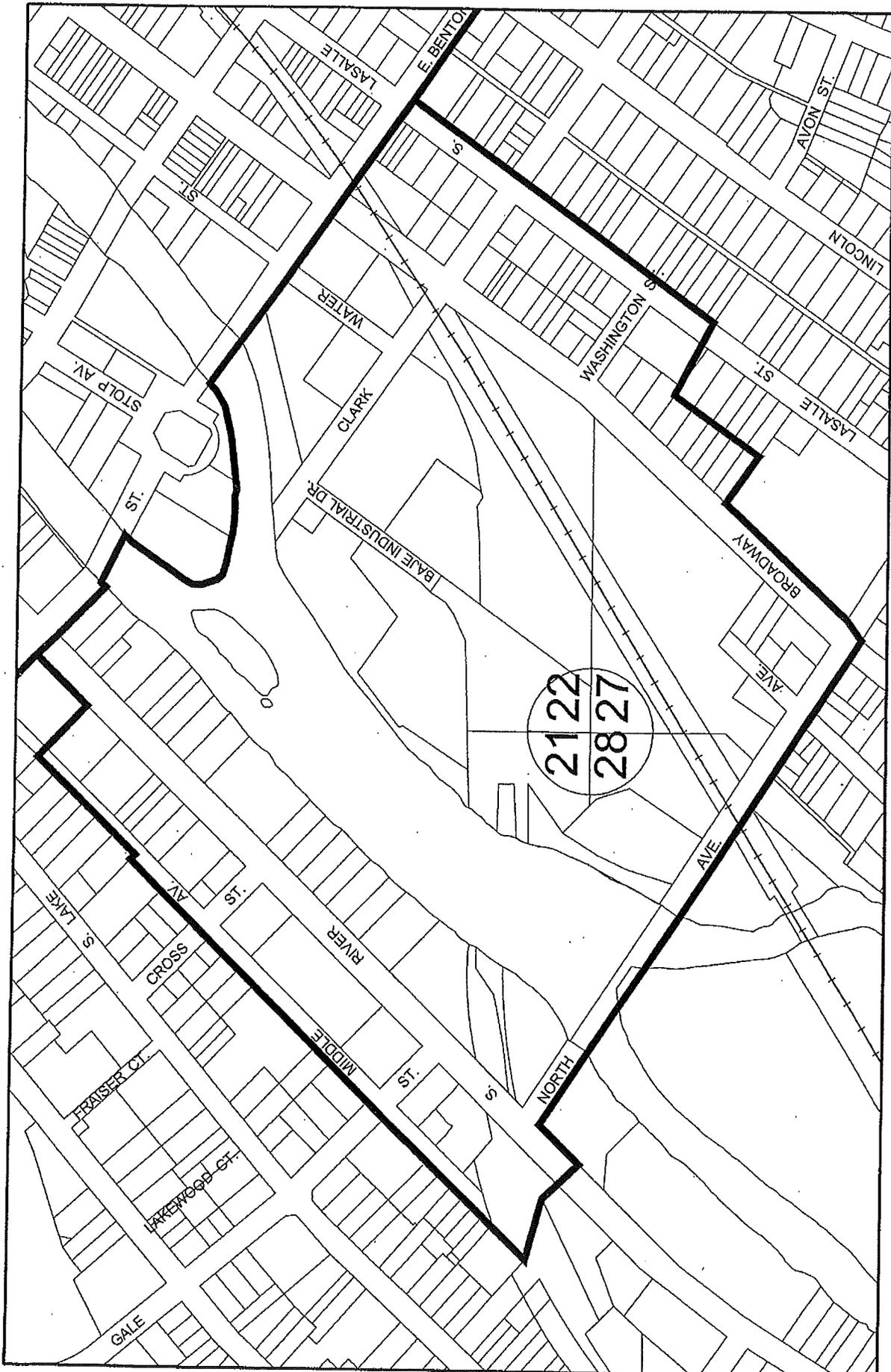
<u>Investment Categories</u>	<u>Investments</u>
Public Investment (<i>excluding interest and administrative costs</i>)	\$ 8,647,781
Private Investment	\$57,347,198
<u>Total</u>	\$65,994,979

V. Other Relevant Evaluation or Performance Data

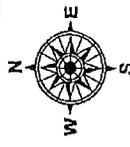
Other Performance Data	
<u>Metric</u>	<u>Data</u>
2012 EAV	\$11,957,047
Base EAV	\$ 5,099,826

Public improvements including both riverwalk related, streets/roadways, and sidewalks have also been undertaken within the TIF.

Exhibit A
TIF Boundary Map



Prepared By: The City of Aurora MIS Dept.



Not To Scale

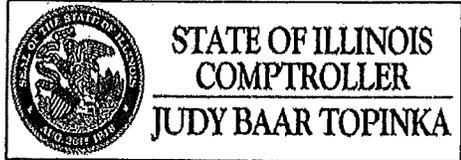
TIF #3

- Legend
- Parcels
 - Section Corners
 - Water Features
 - TIF Districts
 - Railroads
 - Paths

Exhibit B

Most Recent TIF Annual Report

FY 2013
ANNUAL TAX INCREMENT FINANCE
REPORT



Name of Municipality: City of Aurora Reporting Fiscal Year: **2013**
 County: Kane, DuPage, Kendall, & Will Fiscal Year End: **12/31/2013**
 Unit Code: 045/010/030

TIF Administrator Contact Information

First Name: Brian Last Name: Caputo
 Address: 44 East Downer Place Title: Chief Financial Officer/City Treasurer
 Telephone: (630) 256-3500 City: Aurora Zip: 60507
 Mobile: _____ E-mail: findepartment@aurora-il.org
 Mobile Provider: _____ Best way to contact: Email Phone Mobile 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.]
Brian W. Caputo 6/29/14
 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		
Name of Redevelopment Project Area	Date Designated	Date Terminated
TIF District #1 (Downtown)	12/2/1986	
TIF District #2 (Farnsworth)	6/27/1989	12/31/2012
<input checked="" type="checkbox"/> TIF District #3 (River City)	9/26/2000	
TIF District #4 (Bell-Gale)	3/22/2005	
TIF District #5 (West River Area)	4/24/2007	
TIF District #6 (East River Area)	4/24/2007	
TIF District #7 (West Farnsworth Area)	9/13/2011	
TIF District #8 (East Farnsworth Area)	9/13/2011	

*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 2013

Name of Redevelopment Project Area:	TIF #3 (RiverCity)
Primary Use of Redevelopment Project Area*:	Combination/Mixed
If "Combination/Mixed" List Component Types:	Residential/Retail
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/>	Industrial Jobs Recovery Law <input type="checkbox"/>

	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 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 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		Included in Attachment K
A list of all intergovernmental agreements in effect in FY 2010, 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 of the intergovernmental 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 5/11-74.8-22 (d) (5))

Provide an analysis of the special tax allocation fund.

FY 2013

TIF NAME: Aurora TIF District #3 (RiverCity)

Fund Balance at Beginning of Reporting Period \$ 1,010,412

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 714,173	\$ 4,016,220	22%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 788	\$ 19,928	0%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 11,414,000	61%
Transfers from Municipal Sources	\$ 675,000	\$ 3,194,126	17%
Private Sources			0%
Other			0%

*must be completed where 'Reporting Year' is populated

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period \$ 1,389,961

Cumulative Total Revenues/Cash Receipts \$ 18,644,274 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 1,235,763

Distribution of Surplus \$ 15,643

Total Expenditures/Disbursements \$ 1,251,406

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ 138,555

FUND BALANCE, END OF REPORTING PERIOD* \$ 1,148,967

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

Total Amount Designated (Carried forward from Section 3.3) \$ (10,284,995)

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6))

FY 2013

TIF NAME: Aurora TIF District #3 (RiverCity)

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment cost, amounts expended during reporting period)**

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

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. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
a) Legal Services	12,535	
b) Auditing Services	1,660	
c) Bank Service Fees	1,165	
d) Arbitrage Rebate Services	4,000	
e) Marketing Services	4,378	
		\$ 23,738
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
		\$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
		\$ -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -

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 2013

TIF NAME: Aurora TIF District #3 (RiverCity)

FUND BALANCE, END OF REPORTING PERIOD \$ 1,148,967

Amount of Original Issuance	Amount Designated
-----------------------------	-------------------

1. Description of Debt Obligations

Debt service reserve for the Series 2008B Tax Increment		
Revenue Bonds issued to provide resources for land acquisition, environmental remediation, and public infrastructure improvements	\$ 7,265,000	\$ 726,500

Total Amount Designated for Obligations \$ 7,265,000 \$ 726,500

2. Description of Project Costs to be Paid

Shodeen Project (street improvements)		\$ 1,500,000
River Street Plaza (already approved)		\$ 5,685,598
River Street Plaza (subject to approval)		\$ 3,521,864

Total Amount Designated for Project Costs \$ 10,707,462

TOTAL AMOUNT DESIGNATED \$ 11,433,962

SURPLUS*/(DEFICIT) \$ (10,284,995)

* 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 2013

TIF NAME: Aurora TIF District #3 (RiverCity)

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

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 2013

TIF NAME: Aurora TIF District #3 (RiverCity)

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES

Check here 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*.			2
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 57,347,198	#VALUEI	\$ 197,652,802
Public Investment Undertaken	\$ 8,647,781	#VALUEI	\$ 55,352,219
Ratio of Private/Public Investment	6 12/19		3 4/7

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

River Street Plaza (west side of Fox River)			
Private Investment Undertaken (See Instructions)	\$ 50,264,198	Unknown	\$ 33,460,804
Public Investment Undertaken	\$ 4,026,843	Unknown	\$ 22,248,157
Ratio of Private/Public Investment	12 41/85		1 1/2

Project 2:

Shodeen Project (east side of Fox River)			
Private Investment Undertaken (See Instructions)	\$ 7,083,002	Unknown	\$ 164,191,998
Public Investment Undertaken	\$ 4,620,938	Unknown	\$ 33,104,062
Ratio of Private/Public Investment	1 8/15		4 24/25

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 2013

TIF NAME: Aurora TIF District #3 (RiverCity)

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
2000	\$ 5,099,826	\$ 11,957,047

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
City of Aurora	\$ 3,010
City of Aurora Public Library	\$ 431
County of Kane	\$ 655
Kane County Forest Preserve	\$ 410
Fox Metro Water Reclamation District	\$ -
Township of Aurora	\$ 327
Township of Aurora Road & Bridge District	\$ 148
West Aurora School District #129	\$ 3,400
East Aurora School District #131	\$ 5,573
Waubonsee Community College District #516	\$ 803
Fox Valley Park District	\$ 886
Special Services Area #1	\$ -
Special Services Area #16	\$ -
Total	\$ 15,643

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
Unknown	Unknown		\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

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

Benton St. on the n; LaSalle St. on e; North Ave. on the s; and Middle Ave. on the w.

Optional Documents	Enclosed
Legal description of redevelopment project area	Provided with 2001 Rpt.
Map of District	Provided with 2001 Rpt.



City of Aurora

ATTACHMENT B

Mayor's Office • 44 E. Downer Place • Aurora, Illinois 60507-2067
Phone (630) 256-3010 • Fax (630) 256-3019

Thomas J. Weisner
Mayor

TAX INCREMENT FINANCING DISTRICT #3 (RIVERCITY)

ANNUAL TIF REPORT

For the Fiscal Year Ended December 31, 2013

"Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of this Act during the preceding fiscal year."

I, Thomas J. Weisner, the duly elected Chief Executive Officer of the City of Aurora, Counties of Kane, DuPage, Kendall, and Will, State of Illinois, and as such, do hereby certify that the City of Aurora has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act during the municipal fiscal year from January 1 through December 31, 2013.

6-26-14

Date

Thomas J. Weisner, Mayor
City of Aurora



City of Aurora

ATTACHMENT C

Law Department • 44 East Downer Place • Aurora, Illinois 60507-2067 • (630) 256-3060 • Fax (630) 256-3069

Corporation Counsel:
Alayne M. Weingartz

Assistant Corporation Counsel:
Blanca R. Dominguez

TAX INCREMENT FINANCING DISTRICT #3 (RIVERCITY)

ANNUAL TIF REPORT

For the Fiscal Year Ended December 31, 2013

"An opinion of legal counsel that the municipality is in compliance with this Act."

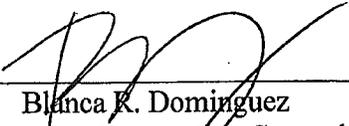
I, Blanca R. Dominguez, am the Assistant Corporation Counsel for the City of Aurora, Illinois.

I have reviewed all information provided to me by the City administration and staff, and I find that the City of Aurora, Illinois has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder to the best of my knowledge and belief.

This opinion relates only to the time period set forth, and is based upon all information available to me as of the end of said fiscal period.

6/27/14

Date


Blanca R. Dominguez
Assistant Corporation Counsel

**Tax Increment Financing District #3
Joint Review Board
Minutes of 2012 Annual Meeting
November 1, 2013
City of Aurora/City Hall 5th Floor Conference Room**

Present: Brian Caputo, City of Aurora, Darla Cardine, Waubensee Community College, Bill Catching, Aurora Township, Jennifer Paprocki, Fox Valley Park District, Bill Wiet, City of Aurora

Absent: John Hoscheit, Kane County Forest Preserve District, Eva Luckinbill, Aurora Public Library, Thomas Muth, Fox Metro, James Rydland, West Aurora School District, Dr. Jerome Roberts, East Aurora School District,

Others Present: Kathy Leonard, Secretary, City of Aurora

Chairman Bill Wiet called the 2013 annual meeting to order at 9:45 a.m.

Chairman Wiet explained TIF District #3 is commonly known as the RiverCity TIF. The boundaries are North Avenue to the south, Broadway to the east, Middle Avenue to the west and Benton to the north.

Summary of 2012 Annual Report for TIF District #3

Mr. Brian Caputo, CFO for the City of Aurora and TIF Administrator reviewed with the board the 2012 Annual Financial Report that the city submitted to the Illinois Comptroller.

- Increment for the year was \$704,523 total increment since inception \$3.3 million
- The fund balance is \$1.5 million

The EAV as of 2012 is \$12.8 million, started 2000 was \$5 million.

Report on the Status of the Redevelopment Projects

Mr. Wiet reviewed some of the following activities that took place in the City of Aurora TIF District #3:

- Shodeen Project - Due to the housing market, the residential project is on hold.
- Centre Bank – has purchased River Street Plaza. They own commercial space and 40 residential units.

Mr. Wiet asked committee members if they had any questions or comments. No questions or comments were stated.

Page 2/Aurora TIF District #3

The 2012 Annual Report for TIF #3 was approved as presented by voice vote.

Hearing no further business, the meeting adjourned at 10:02 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kathy Leonard". The signature is written in black ink and is positioned above the typed name.

Kathy Leonard, Secretary

City of Aurora/Development Services Department

CITY OF AURORA, ILLINOIS
TAX INCREMENT FINANCING DISTRICT
NO. 3 (RIVER CITY AREA) FUNDS

REPORT ON COMPLIANCE
WITH PUBLIC ACT 85-1142

For the Year Ended
December 31, 2013

Prepared by the Finance Department

INDEPENDENT ACCOUNTANT'S REPORT



1415 W. Diehl Road, Suite 400
Naperville, Illinois 60563

630.566.8400 // www.sikich.com

Certified Public Accountants & Advisors
Members of American Institute of Certified Public Accountants

INDEPENDENT ACCOUNTANT'S REPORT

The Honorable Mayor
Members of the City Council
City of Aurora, Illinois

We have examined management's assertion, included in its representation letter dated June 4, 2014 that the City of Aurora, Illinois (the City) complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2013. Management is responsible for the City's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the City's compliance with statutory requirements.

In our opinion, management's assertion that the City of Aurora complied with the aforementioned requirements for the year ended December 31, 2013 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Mayor, the City Council, management of the City, Illinois State Comptroller's Office and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

Naperville, Illinois
June 4, 2014

**INDEPENDENT AUDITOR'S REPORT
ON SUPPLEMENTARY INFORMATION**



1415 W. Diehl Road, Suite 400
Naperville, Illinois 60563

630.566.8400 // www.sikich.com

Certified Public Accountants & Advisors
Members of American Institute of Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

The Honorable Mayor
Members of the City Council
City of Aurora, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Aurora, Illinois (the City) as of and for the year ended December 31, 2013, and the notes to financial statements, which collectively comprise the basic financial statements of the City and have issued our report thereon dated June 4, 2014, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information (schedule of revenues, expenditures, and changes in fund balance and schedule of fund balance by source for the Tax Increment Financing (TIF) District No. 3 (River City Area) Fund) is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements.

The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Naperville, Illinois
June 4, 2014

A handwritten signature in black ink, appearing to be 'M. J. [unclear]', located at the bottom right of the page.

SUPPLEMENTARY INFORMATION

CITY OF AURORA, ILLINOIS

**TAX INCREMENT FINANCING DISTRICT
NO. 3 (RIVER CITY AREA) FUNDS**

**SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES**

For the Year Ended December 31, 2013

	TIF No. 3 Fund	2008B TIF Bond Project Fund
REVENUES		
Property Taxes	\$ 714,173	\$ -
Investment Income	788	878
	<hr/>	<hr/>
Total Revenues	714,961	878
EXPENDITURES		
Economic Development	39,381	-
Redevelopment And Assistance		
Debt Service	585,000	-
Principal	627,025	-
Interest		
	<hr/>	<hr/>
Total Expenditures	1,251,406	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<hr/>	<hr/>
	(536,445)	878
OTHER SOURCES AND USES		
Transfer In	675,000	-
	<hr/>	<hr/>
Total Other Sources And Uses	675,000	-
NET CHANGE IN FUND BALANCES	138,555	878
FUND BALANCES, JANUARY 1	<hr/>	<hr/>
	1,010,412	1,534,027
FUND BALANCES, DECEMBER 31	<hr/>	<hr/>
	\$ 1,148,967	\$ 1,534,905

(See independent auditor's report on supplementary information.)

CITY OF AURORA, ILLINOIS

**TAX INCREMENT FINANCING DISTRICT
NO. 3 (RIVER CITY AREA) FUNDS**

SCHEDULE OF FUND BALANCES BY SOURCE

For the Year Ended December 31, 2013

	TIF No. 3 Fund	2008B TIF Bond Project Fund
BEGINNING BALANCES, JANUARY 1, 2013	<u>\$ 1,010,412</u>	<u>\$ 1,534,027</u>
DEPOSITS		
Property Taxes	714,173	-
Investment Income	788	878
Transfer In	675,000	-
	<u>1,389,961</u>	<u>878</u>
Total Deposits		
	<u>2,400,373</u>	<u>1,534,905</u>
EXPENDITURES		
Economic Development	39,381	-
Redevelopment And Assistance		
Debt Service	585,000	-
Principal	627,025	-
Interest		
	<u>1,251,406</u>	<u>-</u>
Total Expenditures		
	<u>\$ 1,148,967</u>	<u>\$ 1,534,905</u>
ENDING BALANCES DECEMBER 31 2013		
ENDING BALANCES BY SOURCE		
Property Taxes	\$ 1,148,967	\$ -
Investment Income	-	17,708
Bonds Issued	-	1,517,197
	<u>1,148,967</u>	<u>1,534,905</u>
Subtotal		
Less Surplus Funds	<u>-</u>	<u>-</u>
ENDING BALANCES DECEMBER 31 2013	<u>\$ 1,148,967</u>	<u>\$ 1,534,905</u>

(See independent auditor's report on supplementary information.)