

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

FY 2020

Name of Redevelopment Project Area (below):

Geneva Fox River Redevelopment Area

Primary Use of Redevelopment Project Area*: Combination/Mixed

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types: Commercial/Residential

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)] 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 2020

Geneva Fox River Redevelopment Area

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (155,600)

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	\$ 66,676	\$ 143,968	100%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 156	\$ 156	0%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ -	\$ -	0%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

All Amount Deposited in Special Tax Allocation Fund \$ 66,832

Cumulative Total Revenues/Cash Receipts \$ 144,124 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 174,209

Transfers to Municipal Sources \$ -

Distribution of Surplus \$ -

Total Expenditures/Disbursements \$ 174,209

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (107,377)

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ (262,977)

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

Previous Year Explanation:

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

FY 2020

TIF NAME:

Geneva Fox River Redevelopment Area

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:	

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 2020

TIF Name:

Geneva Fox River Redevelopment Area

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:	2

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)	\$ 2,772,721	\$ -	\$ -
Public Investment Undertaken	\$ 206,700	\$ -	\$ -
Ratio of Private/Public Investment	13 29/70		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: State Street Coffee

Private Investment Undertaken (See Instructions)	\$ 1,720,455		
Public Investment Undertaken	\$ 70,000		
Ratio of Private/Public Investment	24 26/45		0

Project 2*: Mill Race Charrette and Entitlement

Private Investment Undertaken (See Instructions)	\$ 1,052,266		
Public Investment Undertaken	\$ 136,700		
Ratio of Private/Public Investment	7 30/43		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

Kevin R. Burns
Mayor



ph: 630-232-7494
fx: 630-232-1494
mayorburns@geneva.il.us

City of Geneva
Office of the Mayor
22 South First Street
Geneva, IL 60134

October 6, 2020

Office of the Illinois Comptroller
Local Government Division
Suite 15-500
100 W. Randolph St.
Chicago, IL 60601

To Whom It May Concern:

For the fiscal year ended April 30, 2020, the City of Geneva has complied with all requirements of the Tax Increment Allocation Redevelopment Act for the Geneva Fox River Redevelopment Project Area.

If there are any questions, please contact Economic Development Director Cathleen Tymoszenko at 630-232-7449.

Sincerely,

A handwritten signature in black ink, appearing to be "KR Burns", written over a horizontal line.

Kevin R. Burns
Mayor



October 7, 2020

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

**RE: Opinion Regarding Compliance with Public Act 84-1417
(Tax Increment Allocation Redevelopment Act [the "Act"],
65 ILCS 5/11-74.4-8a (2017))**

Ladies and Gentlemen:

Please be advised that I am the City Attorney for the City of Geneva, Kane County, Illinois, and I have examined the following Documents relative to the Geneva Fox River Redevelopment Project Area Tax Increment Financing District under the Act:

1. Ordinance No. 2006-28, No. 2006-29 and No. 2006-30 approved by the corporate authorities of the City adopting the Redevelopment Plan, designating a Redevelopment Project Area, and adopting tax increment allocation financing for the redevelopment area.
2. A Certification by Kevin R. Burns, Mayor of the City, dated October 6, 2020.

I have reviewed the forgoing items, and it is my opinion that the City of Geneva, as of April 30, 2020, is in compliance with the Act.

Yours Very Truly,

A large, stylized handwritten signature in black ink, which appears to read "Charles A. Radovich".

Charles A. Radovich
City Attorney – City of Geneva

Attachment D

Activities Statement

City of Geneva Fox River TIF

FY 2020

The Geneva Fox River TIF was established in 2016 to further planning and development objectives as outlined in the Downtown Station Area Master Plan. The plan identified several key redevelopment sites. Activity on two sites is underway including planning and entitlement work for redevelopment of a vacant parcel along the Fox River to accommodate a residential mixed use development. Construction is also underway at a formerly vacant gas station site being retrofitted for a Dunkin Donuts. Construction was paused at this location, due to COVID-19 and other factors but has resumed as of this report date.

CITY OF GENEVA, ILLINOIS

TAX INCREMENT FINANCING
DISTRICT NO. 3 FUND

REPORT ON COMPLIANCE
WITH PUBLIC ACT 85-1142

AS OF AND FOR THE YEAR ENDED APRIL 30, 2020

CITY OF GENEVA
TAX INCREMENT FINANCING DISTRICT NO. 3 FUND
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AS OF AND FOR THE YEAR ENDED APRIL 30, 2020

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INDEPENDENT AUDITORS' COMPLIANCE REPORT

INDEPENDENT AUDITORS' COMPLIANCE REPORT

To the Honorable Mayor and Members of the City Council
City of Geneva, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Geneva, as of and for the year ended April 30, 2020, and have issued our report thereon dated October 20, 2020. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing", insofar as it relates to accounting matters for the Tax Increment Financing District No. 3 Fund; however, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the City Council, management, the State of Illinois, and others within the City and is not intended to be, and should not be, used by anyone other than the specified parties.

A handwritten signature in black ink that reads "Baker Tilly US, LLP".

Baker Tilly US, LLP (formerly known as Baker Tilly Virchow Krause, LLP)
Oak Brook, Illinois
October 20, 2020

**INDEPENDENT AUDITORS' REPORT
ON SUPPLEMENTARY INFORMATION**

INDEPENDENT AUDITORS' REPORT
ON SUPPLEMENTARY INFORMATION

To the Honorable Mayor and Members of the City Council
City of Geneva, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Geneva, Illinois (the "City"), as of and for the year ended April 30, 2020, and the related notes to the financial statements, which collectively comprise the City of Geneva's basic financial statements and have issued our report thereon dated October 20, 2020, which expressed an unmodified opinion on those financial statements.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Geneva's basic financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic 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 basic financial statements. The 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 is fairly stated in all material respects, in relation to the basic financial statements as a whole.

A handwritten signature in black ink that reads "Baker Tilly US, LLP". The signature is written in a cursive, flowing style.

Baker Tilly US, LLP (formerly known as Baker Tilly Virchow Krause, LLP)
Oak Brook, Illinois
October 20, 2020

SUPPLEMENTARY INFORMATION

CITY OF GENEVA
TAX INCREMENT FINANCING DISTRICT NO. 3 FUND
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 FOR THE YEAR ENDED APRIL 30, 2020

Revenues

Property taxes	\$	62,676
Investment income		<u>156</u>
Total revenues		<u>62,832</u>

Expenditures

Economic development		
Personnel services		55,879
Contractual services		118,326
Commodities		<u>4</u>
Total expenditures		<u>174,209</u>
Net change in fund balance		<u>(111,377)</u>
Fund balance (deficit), beginning of year		<u>(155,600)</u>
Fund balance (deficit), end of year	\$	<u>(266,977)</u>

CITY OF GENEVA
TAX INCREMENT FINANCING DISTRICT NO. 3 FUND
 SCHEDULE OF FUND BALANCE BY SOURCE
 FOR THE YEAR ENDED APRIL 30, 2020

Beginning fund balance (deficit)	<u>\$ (155,600)</u>
 Deposits	
Property taxes	62,676
Investment income	<u>156</u>
Total deposits	<u>62,832</u>
Balance plus deposits	<u>(92,768)</u>
 Expenditures	
Economic development	
Personnel services	55,879
Contractual services	118,326
Commodities	<u>4</u>
Total expenditures	<u>174,209</u>
 Fund balance (deficit), end of year	 <u><u>\$ (266,977)</u></u>
 Fund balance by source	
Unassigned (deficit)	<u>\$ (266,977)</u>
Fund balance (deficit), end of year	<u><u>\$ (266,977)</u></u>



INDEPENDENT AUDITORS' COMPLIANCE REPORT

To the Honorable Mayor and Members of the City Council
City of Geneva, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Geneva, as of and for the year ended April 30, 2020, and have issued our report thereon dated October 20, 2020. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing", insofar as it relates to accounting matters for the Tax Increment Financing District No. 3 Fund; however, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the City Council, management, the State of Illinois, and others within the City and is not intended to be, and should not be, used by anyone other than the specified parties.

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Oak Brook, Illinois
October 20, 2020