

VILLAGE OF ARLINGTON HEIGHTS

TIF I

ANNUAL REPORT

FY 08-09



998 Corporate Boulevard • Aurora, IL 60502

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE

The Honorable Mayor
Members of the Board of Trustees
Village of Arlington Heights, Illinois

We have examined management's assertion included in its representation letter dated September 14, 2009, that the Village of Arlington Heights, Illinois 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 April 30, 2009. As discussed in that representation letter, management is responsible for the Village of Arlington Heights, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village of Arlington Heights, Illinois' compliance based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village of Arlington Heights, Illinois' 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 Village of Arlington Heights, Illinois' compliance with statutory requirements.

In our opinion, management's assertion that the Village of Arlington Heights, Illinois complied with the aforementioned requirements for the year ended April 30, 2009 is fairly stated in all material respects.

This report is intended solely for the information and use of the Board of Trustees, management, and the Illinois Department of Revenue and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in cursive script, appearing to read 'Sikich LLP'.

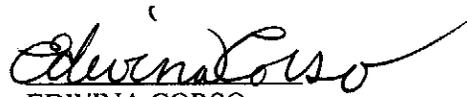
Aurora, Illinois
September 14, 2009

ATTACHMENT A

(TIF I)

I, EDWINA CORSO, Village Clerk, do hereby certify that there were no amendments to the redevelopment project area and plan as it relates to the Tax Increment Financing District Number I, in the Village of Arlington Heights, County of Cook, State of Illinois in fiscal year May 1, 2008 to April 30, 2009.

November 17, 2009


EDWINA CORSO
Village Clerk

Attest:

ATTACHMENT B

(TIF I)

I, Arlene J. Mulder, the duly elected Chief Executive Officer, of the Village of Arlington Heights, County of Cook, State of Illinois, and as such, do hereby certify that the Village of Arlington Heights has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act for Tax Increment Financing District Number I, during the current municipal fiscal year, May 1, 2008 to April 30, 2009.

November 17, 2009.



Arlene J. Mulder
President Board of Trustees
Village of Arlington Heights

ATTEST:



EDWINA CORSO
Village Clerk

ATTACHMENT C and L

(TIF I)

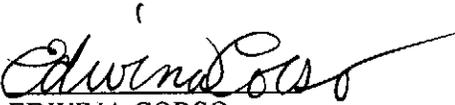
I, JACK M. SIEGEL, Village Attorney of the Village of Arlington Heights, County of Cook, State of Illinois, and have been such throughout the fiscal year covered by this report, May 1, 2008 to April 30, 2009, do hereby state as follows:

It is my opinion that the Village of Arlington Heights has in all respects complied with the requirements of the Tax Allocation Redevelopment Act as it relates to Tax Increment Financing District Number I, for the fiscal year, May 1, 2008 to April 30, 2009.

November 17, 2009


JACK M. SIEGEL, P.C.
Village Attorney

ATTEST:


EDWINA CORSO
Village Clerk

ATTACHMENT F and K

(TIF I)

SEE ATTACHED

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

TIF I SOUTH FUND

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended April 30, 2009
(With Comparative Actual for 2008)

	2009		2008 Actual
	Original Budget	Final Budget	
REVENUES			
Investment income	\$ -	\$ -	\$ 13,166
Total revenues	-	-	13,166
EXPENDITURES			
Capital outlay	-	-	-
Total expenditures	-	-	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	-	-	13,166
OTHER FINANCING SOURCES (USES)			
Transfers (out)	(672,460)	(672,460)	(748,805)
Total other financing sources (uses)	(672,460)	(672,460)	(748,805)
NET CHANGE IN FUND BALANCE	\$ (672,460)	\$ (672,460)	(735,639)
FUND BALANCE, MAY 1			735,639
FUND BALANCE, APRIL 30			\$ -

(See independent auditor's report.)

Village of Arlington Heights
Analysis of T.I.F. I Fund
For the Fiscal Year Ended April 30, 2009

Beginning Balance May 1, 2008		735,639
Deposits:		
Interest	13,166	
	Total	<u>13,166</u>
	Balance plus Deposits	\$748,805
Expenditures:		
Redevelopment	0	
Operating Transfer for TIF I Expenditures in Fund 255	748,805	
	Total	<u>748,805</u>
Ending Balance April 30, 2009		<u><u>\$0</u></u>

Ending Balance by Source:

0
\$0

Fund Balance by Source and by Year for Determining Surplus Allocations
 Village of Arlington Heights -- T.I.F. I

REPORT YEAR (ENDING YR)

SOURCE YEAR	BALANCE 2006	BALANCE 2007	BALANCE 2008	BALANCE 2009	BALANCE 2010
2005-2006					
PROPERTY	5,118,587				
LOCAL SALES	0				
STATE SALES	0				
INTEREST	0				
TRANSFER ASSETS FROM TIFII DISTRICT	912,596				
BOND PROCEED	0				
OTHER	0				
TOTAL	6,031,183				
2006-2007					
PROPERTY		1,573,323	693,556		
LOCAL SALES		0	0		
STATE SALES		0	0		
INTEREST		0	0		
BOND PROCEED		0	0		
OTHER		0	0		
TOTAL		1,573,323	693,556		
2007-2008					
PROPERTY		0	0		
LOCAL SALES		0	0	0	
STATE SALES		0	0	0	
INTEREST		0	42,083	0	
BOND PROCEED		0	0	0	
OTHER		0	0	0	
TOTAL		0	42,083	0	
2008-2009					
PROPERTY			0	0	0
LOCAL SALES			0	0	0
STATE SALES			0	0	0
INTEREST			0	0	0
BOND PROCEED			0	0	0
OTHER			0	0	0
TOTAL			0	0	0
2009-2010					
PROPERTY				-	0
LOCAL SALES				0	0
STATE SALES				0	0
INTEREST				0	0
BOND PROCEED				0	0
OTHER				0	0
TOTAL				0	0
2010-2011					
PROPERTY					0
LOCAL SALES					0
STATE SALES					0
INTEREST					0
BOND PROCEED					0
OTHER					0
TOTAL					0
ENDING BALANCE	6,031,183	1,573,323	735,639	0	0

Village of Arlington Heights
 Additional T.I.F. I Information
 Fiscal 2009 Annual Report

Initial Equalized Assessed Valuation	\$0
Current Equalized Assessed Valuation (2007)	\$0
Incremental revenues generated from 2007 EAV	\$0
Incremental revenues generated from previous year EAV	<u>0</u>
Annual change	\$0 =====

Breakdown of change by taxing district:

Cook County & Forest Preserve	\$0
Metropolitan Reclamation District of Greater Chicago	0
Municipality	0
School District(s)	0
Park District(s)	0
Other	<u>0</u>
Total	\$0 =====

**The base EAV (frozen valuation) of TIFI was amended on 4/28/97,
 Ordinance 97-19 from \$8,503,395 to \$8,788,467.**

TIF I

<u>2007</u>	<u>Rate</u>	<u>2006</u>	<u>2007</u>	<u>Variance</u>
0.51	Cook Cty	-	-	-
0.26	MSD	-	-	-
1.13	Mun	-	-	-
4.77	Schools	-	-	-
0.40	Park	-	-	-
0.07	Other	-	-	-
<u>7.150</u>		-	-	-

-	- 2007 EAV
-	- Base
-	- Increase from Base

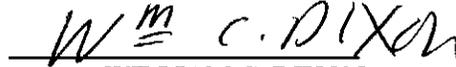
ATTACHMENT D

(TIF I)

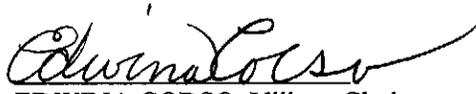
I, WILLIAM C. DIXON, Village Manager, do hereby certify that the following activities were undertaken in furtherance of the objectives of the redevelopment plan for Tax Increment Financing District Number I, between May 1, 2008 and April 30, 2009.

1. None

November 17, 2009


WILLIAM C. DIXON
Village Manager

ATTEST:

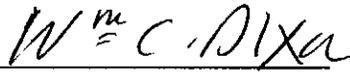

EDWINA CORSO, Village Clerk

ATTACHMENT E

(TIF I)

I, WILLIAM C. DIXON, Village Manager of the Village of Arlington Heights, do hereby state that the Village of Arlington Heights did not purchase property within Tax Increment Financing District Number I, in the fiscal year, May 1, 2008 to April 30, 2009.

November 17, 2009


WILLIAM C. DIXON
Village Manager

ATTEST:

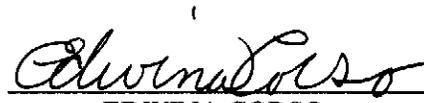

EDWINA CORSO
Village Clerk

ATTACHMENT I

(TIF I)

I, EDWINA CORSO, Village Clerk, do hereby certify that the Village of Arlington Heights, County of Cook, State of Illinois, did not issue any obligations between May 1, 2008 and April 30, 2009, in Tax Increment Financing District Number I.

November 17, 2009


EDWINA CORSO
Village Clerk

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

Name of Redevelopment Project Area: TIF #1
Primary Use of Redevelopment Project Area*: Mixed Use
If "Combination/Mixed" List Component Types: Retail, Office, Residential, entertainment
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		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 5/11-74.6-22 (d) (5))
Provide an analysis of the special tax allocation fund.

Reporting Year	Cumulative
----------------	------------

Fund Balance at Beginning of Reporting Period

\$ 735,639.00

Revenue/Cash Receipts Deposited in Fund During Reporting FY:

			% of Total
Property Tax Increment	\$ -	\$ 45,458,289	72%
State Sales Tax Increment	\$ -	\$ 2,273,969	4%
Local Sales Tax Increment	\$ -	\$ 1,360,767	2%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 13,166	\$ 74,841	0%
Land/Building Sale Proceeds	\$ -		0%
Bond Proceeds			0%
Transfers from Municipal Sources	\$ -	\$ 11,918,449	19%
Private Sources	\$ -		0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ 1,864,638	3%

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period

\$ 13,166

Cumulative Total Revenues/Cash Receipts

\$ 62,950,953 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 748,805

Distribution of Surplus

\$ -

Total Expenditures/Disbursements

\$ 748,805

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS

\$ (735,639)

FUND BALANCE, END OF REPORTING PERIOD

\$ -

- 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) and 65 ILCS 5/11-74.6-22 (d) (5))
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)]

	Reporting Fiscal Year	
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
		\$ -
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 and replacement of existing public 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		
		\$ -

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 748,805

**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
 (65 ILCS 5/11-74.4-5 (d) (5) (D) and 65 ILCS 5/11-74.6-22 (d) (5) (D))**

FUND BALANCE, END OF REPORTING PERIOD \$ -

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
Village Green 1998 B	\$ 4,600,000	\$ -
Capital Projects 1997 A	\$ 7,200,000	\$ -
Refunding of Parking 1986 Bonds - 1995	\$ 3,433,500	\$ -
Total Amount Designated for Obligations	\$ 15,233,500	\$ -

2. Description of Project Costs to be Paid		
		\$ -
Total Amount Designated for Project Costs		\$ -

TOTAL AMOUNT DESIGNATED \$ -

SURPLUS*/(DEFICIT) \$ -

* 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)]

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

xx 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)
 Please include a brief description of each project.

 No Projects Were Undertaken by the Municipality Within the Redevelopment Project Area

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
TOTAL:			
Private Investment Undertaken (See Instructions)	\$ 116,000,000	\$ -	
Public Investment Undertaken	\$ 39,487,429	\$ -	
Ratio of Private/Public Investment	2 15/16		0
Project 1:			
Arlington Town Square			
Private Investment Undertaken (See Instructions)	\$ 45,000,000		
Public Investment Undertaken	\$ 13,290,000		
Ratio of Private/Public Investment	3 22/57		0
Project 2:			
Village Green			
Private Investment Undertaken (See Instructions)	\$ 50,000,000		
Public Investment Undertaken	\$ 5,750,000		
Ratio of Private/Public Investment	8 16/23		0
Project 3:			
Metropolis			
Private Investment Undertaken (See Instructions)	\$ 21,000,000		
Public Investment Undertaken	\$ 5,326,120		
Ratio of Private/Public Investment	3 33/35		0
Project 4:			
CBD Park Dunton Campbell			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 419,000		
Ratio of Private/Public Investment	0		0
Project 5:			
CBD Park (Harmony Park)			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 2,130,000		
Ratio of Private/Public Investment	0		0
Project 6:			
Vail Garage Addition/Streetscape			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 11,122,309		
Ratio of Private/Public Investment	0		0

TIF Name: One

Project 7:			
Municipal Complex			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,200,000		
Ratio of Private/Public Investment	0		0

Project 8:			
Mid Block Walkway			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 250,000		
Ratio of Private/Public Investment	0		0

Project 9:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 10:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 11:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 14:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 15:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 16:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

