

STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA

Name of Municipality:	<u>VILLAGE OF BROOKFIELD</u>	Reporting Fiscal Year:	2020
County:	<u>COOK</u>	Fiscal Year End:	12/31/2020
Unit Code:	016/070/32		

FY 2020 TIF Administrator Contact Information

First Name:	ADLIL (GEORGE)	Last Name:	ISSAKOO
Address:	8820 BROOKFIELD AVE.	Title:	INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT
Telephone:	708-485-7344	City:	BROOKFIELD
E-mail- required	Zip: 60513		
	gissakoo@brookfieldil.gov		

I attest to the best of my knowledge, that this FY 2020 report of the redevelopment project area(s)

in the **City/Village** of:

VILLAGE OF BROOKFIELD

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

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[illegible]

*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 2020

Name of Redevelopment Project Area (below):

VILLAGE OF BROOKFIELD 8 CORNERS TIF DISTRICT

Primary Use of Redevelopment Project Area*:

* 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)] 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

**VILLAGE OF BROOKFIELD 8 CORNERS TIF
DISTRICT**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 12,969

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	\$ 168,221	\$ 588,008	100%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 179	\$ 714	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 \$ 168,400

Cumulative Total Revenues/Cash Receipts \$ 588,722 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 5,165

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 5,165

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 163,235

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 176,204

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

Previous Year Explanation:

FY 2020

VILLAGE OF BROOKFIELD 8 CORNERS TIF DISTRICT

PAGE 1

[illegible]

		\$	n
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PAGE 3

13. Relocation costs.		\$ -
14. Payments in lieu of taxes.		\$ -
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		\$ -
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		\$ -
		\$ -
17. Cost of day care services.		\$ -
		\$ -
18. Other.	-	\$ -
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 5,165

Section 3.2 B

FY 2020

TIF NAME:

VILLAGE OF BROOKFIELD 8 CORNERS TIF DISTRICT

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

[illegible]

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FY 2020

TIF NAME:

VILLAGE OF BROOKFIELD 8 CORNERS TIF

FUND BALANCE BY SOURCE

\$ 176,204

Amount of Original Issuance	Amount Designated
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1. Description of Debt Obligations

Total Amount Designated for Obligations

\$ -	\$ -
------	------

2. Description of Project Costs to be Paid

RESERVE FUND BALANCE-		
FUTURE PROJECT COSTS		\$ 176,204

Total Amount Designated for Project Costs

\$ 176,204

TOTAL AMOUNT DESIGNATED

\$ 176,204

SURPLUS/(DEFICIT)

\$ (0)

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:

VILLAGE OF BROOKFIELD 8 CORNERS TIF DISTRICT

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:

VILLAGE OF BROOKFIELD 8 CORNERS TIF DISTRICT

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:	1
--	---

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)	\$ 182,350	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: 2019 SREET PROJECT--DECORATIVE STREET LIGHTS

Private Investment Undertaken (See Instructions)	\$ 182,350	\$ -	\$ -
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

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

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 the complete TIF report**

SECTION 6
FY 2020

TIF NAME: VILLAGE OF BROOKFIELD 8 CORNERS TIF DISTRICT

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
2016	\$ 7,371,667	

List all overlapping tax districts in the redevelopment project area.

If overlapping taxing district received a surplus, list the surplus.

_____ Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

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

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Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	

ATTACHMENT A

ORDINANCE NO. 2020 - 17

**AN ORDINANCE OF THE VILLAGE OF BROOKFIELD, COOK COUNTY, ILLINOIS,
AMENDING THE 8 CORNERS REDEVELOPMENT PROJECT AREA OF
SAID VILLAGE PURSUANT TO THE
TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

PASSED AND APPROVED BY
THE PRESIDENT AND BOARD OF TRUSTEES
THIS 13TH DAY OF JANUARY 2020.

Published in pamphlet form by
authority of the Corporate Authorities
of the Village of Brookfield, Illinois,
the 13th day of January 2020.

ORDINANCE NO. 2020- 17

AN ORDINANCE OF THE VILLAGE OF BROOKFIELD, COOK COUNTY, ILLINOIS,
AMENDING THE 8 CORNERS REDEVELOPMENT PROJECT AREA OF
SAID VILLAGE PURSUANT TO THE
TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

WHEREAS, the Village of Brookfield (the "Village") did heretofore adopt a redevelopment plan and project (the "Plan and Project") for an area within the municipal boundaries of the Village (the "Original Area") and designated the Original Area as a redevelopment project area pursuant to the Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1 *et seq.*;

WHEREAS, the President and Board of Trustees of the Village (the "Corporate authorities") did heretofore approve an amendment to the Plan and Project (the "Amendment"), which was the subject of a public hearing conducted October 28, 2019;

WHEREAS, the Amendment adds certain real property from the Original Area (the "Additional Area") (the Original Area and the Additional Area are collectively referred to as the "Amended Area");

WHEREAS, the Original Area is legally described in Exhibit "A," attached hereto and made a part hereof, and the general street location of the Original Area is described in Exhibit "B," attached hereto and made a part hereof, and a map of the Original Area is depicted in Exhibit "C," attached hereto and made a part hereof; and

WHEREAS, the Amended Area is legally described in Exhibit "A-1," attached hereto and made a part hereof, and the general street location of the Amended Area is described in Exhibit "B-1," attached hereto and made a part hereof, and a map of the Amended Area is depicted in Exhibit "C-1," attached hereto and made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Brookfield, Cook County, Illinois, as follows:

Section 1. Incorporation of Recitals. The Corporate Authorities of the Village hereby adopt the aforesaid recitals as the findings of the Board of Trustees regarding the Amendment and Amended Area, as though fully set forth herein.

Section 2. Amended Area. The Original Area, legally described in Exhibit "A," is hereby amended to add certain real property and upon the addition of said certain real property shall be described as the Amended Area, legally described in Exhibit "A-1," attached hereto, with the general street location described in Exhibit "B-1," attached hereto, and depicted in the map attached hereto as Exhibit "C-1."

Section 3. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

[THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.]

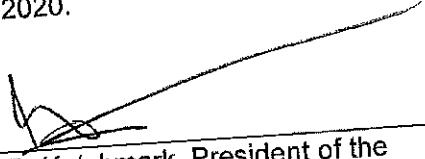
Section 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ADOPTED this 13th day of January 2020, pursuant to a roll call vote as follows:

Ayes: Trustees Gilhooley, Garvey, Conroy, Cote,
Kaluzny, and LeClere
Nays: None
Absent: None
Abstain: None

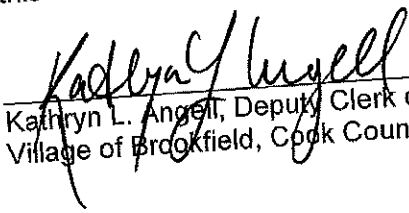
ABSTENTION: _____

APPROVED by me this 13th day of January 2020.



Kit P. Ketchmark, President of the
Village of Brookfield, Cook County, Illinois

ATTESTED, filed in my office,
and published in pamphlet form
this 13th day of January 2020.



Kathryn L. Angell, Deputy Clerk of the
Village of Brookfield, Cook County, Illinois

EXHIBIT "A"
Legal Description of Original Area

LEGAL DESCRIPTION (BROOKFIELD 8 CORNERS TIF):

THAT PART OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF MONROE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF PARK AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OPPOSITE AND ADJACENT TO THE NORTH CORNER OF LOT 41 IN BLOCK 23 OF BROOKFIELD MANOR SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 34, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1914 AS DOCUMENT NUMBER 5455853; THENCE WEST TO SAID NORTH CORNER OF LOT 41, SAID NORTH CORNER ALSO BEING A POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF PARK AVENUE AND THE SOUTHEASTERLY LINE OF A NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY LYING SOUTHEASTERLY OF BROADWAY AVENUE IN SAID BLOCK 23; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWEST CORNER OF LOT 39 IN SAID BLOCK 23, SAID CORNER ALSO BEING A POINT OF INTERSECTION WITH THE EAST LINE OF A NORTH-SOUTH 16 FOOT ALLEY LYING WEST OF PARK AVENUE; THENCE SOUTH ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 47 IN BLOCK 7 OF GROSSDALE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 34, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1889 AS DOCUMENT NO. 1119370; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 47 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF A NORTHWESTERLY-SOUTHEASTERLY ALLEY LYING NORTHEASTERLY OF GRAND BOULEVARD IN SAID BLOCK 7; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 34 IN SAID BLOCK 7; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION, SOUTHEASTERLY LINE AND THE SOUTHWESTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY-LINE OF SAID GRAND BOULEVARD; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE NORTHEASTERLY CORNER OF LOT 11 IN BLOCK 8 OF SAID GROSSDALE SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11 TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF A NORTHWESTERLY-SOUTHEASTERLY 16 FOOT ALLEY LYING SOUTHEASTERLY OF GRAND BOULEVARD IN SAID BLOCK 8; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO A POINT THAT IS OPPOSITE AND ADJACENT TO THE SOUTHEAST CORNER OF LOT 53 IN SAID BLOCK 8; THENCE SOUTHWESTERLY ALONG A LINE TO SAID SOUTHEAST CORNER; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 53 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY-LINE OF MAPLE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF A NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY IN BLOCK 1 OF PORTIA MANOR SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 34, ACCORDING TO THE PLAT RECORDED FEBRUARY 6, 1915 AS DOCUMENT NO. 5573274, SAID ALLEY LYING SOUTHEASTERLY OF BROADWAY AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 7 IN SAID BLOCK 1; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION TO A POINT ON THE NORTHWESTERLY LINE OF SAID NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY; THENCE NORTHWESTERLY ALONG A LINE TO A POINT ON THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 15 FEET OF LOT 8 IN SAID BLOCK 1, SAID POINT BEING 15 FEET NORTHWESTERLY OF SAID NORTHWESTERLY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY (NOW VACATED) AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF THE NORTHEASTERLY 15 FEET OF LOT 8; THENCE NORTHWESTERLY

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EXHIBIT "A-1"
Legal Description of Amended Area

LEGAL DESCRIPTION - BROOKFIELD 8 CORNERS TIF- REVISED 7-24-2019

THAT PART OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:
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EXHIBIT "B"

General Street Location of Original Area

The proposed Redevelopment Project Area is generally described as a contiguous area generally bounded by Monroe Avenue to the north, Madison Avenue to the west, Lincoln Avenue to the south and Park Avenue to the east and includes all adjacent rights-of-way.

EXHIBIT "B-1"
General Street Location of Amended Area

The Original Area consists of the real property generally located at the intersection of Broadway Avenue, Grand Boulevard, Maple Avenue, and Washington Avenue.

The Additional Area to be included in the Original Area is located near the intersection of Broadway, Monroe and Park Avenues, and along the east side of Maple Avenue, just south of Monroe Avenue; all adjacent rights of way are included in the Amended Area.

EXHIBIT "C"
Map of Original Area



Eight Corners TIF District
Brookfield, IL

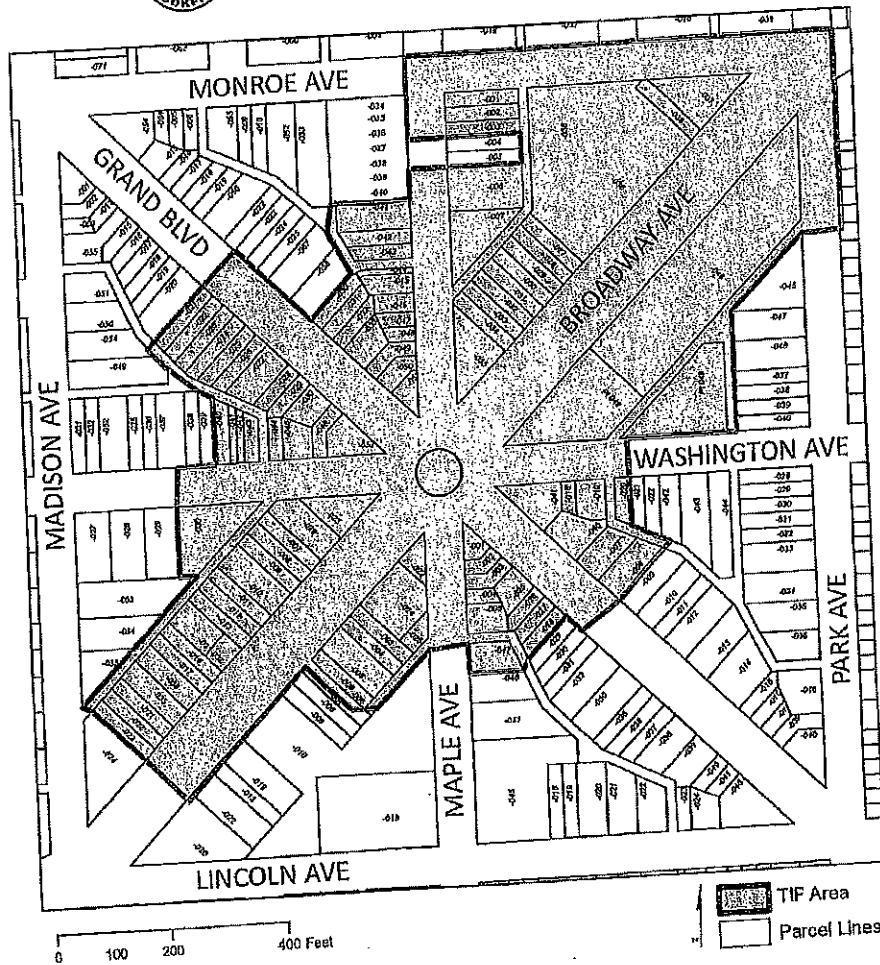
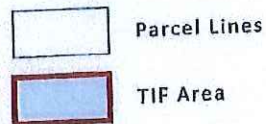
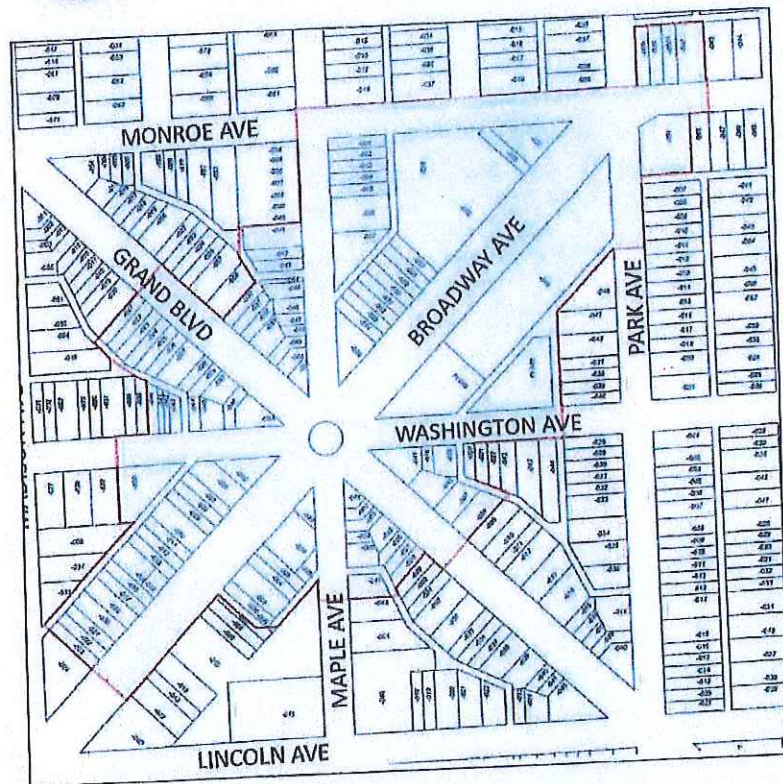


EXHIBIT "C-1"
Map of Amended Area



VILLAGE OF BROOKFIELD
8 CORNERS TIF DISTRICT
2019





Village of Brookfield

8820 Brookfield Avenue • Brookfield, Illinois 60513-1688
(708) 485-7344 • FAX (708) 485-4971
www.brookfieldil.gov

VILLAGE PRESIDENT
Michael J. Garvey

VILLAGE CLERK
Brigid Weber

BOARD OF TRUSTEES
Brian G. Conroy
Edward J. Côté
Jennifer Hendricks
Kathryn S. Kaluzny
Kit P. Ketchmark
David P. LeClere

VILLAGE MANAGER
Timothy C. Wiberg

MEMBER OF
Illinois Municipal League
Proviso Township
Municipal League
West Central
Municipal Conference

TREE CITY U.S.A. Since 1981

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ZOOLOGICAL SOCIETY

ATTACHMENT B

September 22, 2021

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

RE: 8 CORNERS TIF PROJECT AREA

Dear Sir/Madam:

Please be informed that I, Michael J. Garvey, being the duly elected President of the Village of Brookfield, Illinois, do hereby certify for the fiscal year ending December 31, 2020 that, to the best of my knowledge, the Village of Brookfield has complied with all requirements under the Tax Increment Allocation Redevelopment Act as set forth in Section 11-74.4-3 of Chapter 24 of the Illinois Revised Statutes.

By:

A handwritten signature in black ink, appearing to read "Michael J. Garvey", is written over a horizontal line.

Michael J. Garvey, Village President

LAW OFFICES

STORINO, RAMELLO & DURKIN

9501 WEST DEVON AVENUE
ROSEMONT, ILLINOIS 60018

(847) 318-9500

FACSIMILE (847) 318-9509

September 29, 2021

DONALD J. STORINO
MICHAEL K. DURKIN
RICHARD J. RAMELLO
NICHOLAS S. PEPPERS
THOMAS M. BASTIAN
MELISSA M. WOLF
ANDREW Y. ACKER
JAMES E. MACHOLL
BRIAN W. BAUGH
ANTHONY J. CASALE
PETER A. PACIONE
MATTHEW G. HOLMES
MICHAEL R. DURKIN
THOMAS J. HALLERAN
ADAM R. DURKIN

JOSEPH G. KUSPER
BRYAN J. BERRY
ANN M. WILLIAMS
LEONARD P. DIORIO
RICHARD F. PELLEGRINO
DONALD J. STORINO II
BRIAN R. KUSPER
MARK R. STEPHENS

OF COUNSEL

IN REPLY REFER TO FILE NO.

Office of the Comptroller
Local Government Division
James R. Thompson Center
100 W. Randolph Street, Ste. 15-500
Chicago, Illinois 60601

BR-164

**RE: VILLAGE OF BROOKFIELD, ILLINOIS
TAX INCREMENT REDEVELOPMENT PROJECT AREA NO. 3
8 CORNERS TIF DISTRICT**

Dear Ladies and Gentlemen:

We do hereby certify that the law firm of Storino, Ramello & Durkin serves as Corporation Counsel for the Village of Brookfield, Illinois. We further state that to the best of our knowledge and belief, during the Fiscal Year ending December 31, 2020, the Village was in compliance with the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4, *et al.* (State Bar Ed. 2016)] for the above TIF district.

In rendering this opinion, we have relied upon representations of the Village with respect to certain material facts solely within the Village's knowledge, including, but not limited to, (i) the use of tax increment funds, and (ii) the timing and contents of all information required to be provided to the Joint Review Board ("JRB") or the State of Illinois under the Act. This opinion represents our legal judgment based upon our review of the law and the facts that we deem relevant to render such opinion. We do not express any opinions other than that which is set forth in this letter. No opinions other than those specifically set forth herein are to be implied, and we specifically disclaim any opinions by inference and implication from those stated herein. We express no opinion concerning, and assume no responsibility for, the effect of any event, action, change of law or other development that may occur subsequent to the date of this correspondence. Additionally, no opinion is rendered regarding the timeliness of any reports filed by the Village or conducting of any JRB meetings by the Village pursuant to the Act.

This opinion is rendered solely for your information and no other parties shall be entitled to rely on any matters set forth herein without the express written consent of the undersigned.

Sincerely,
STORINO, RAMELLO & DURKIN



Brian W. Baugh

ACTIVITIES STATEMENT—8 CORNERS TIF

In the reporting fiscal year, the Village of Brookfield continued marketing and outreach to the business community and to developers considering Brookfield for real estate investment.

In 2019, the Village received notice of an award from the State of Illinois in the amount of \$250,000 to rehabilitate the Memorial Circle Fountain. Although the timing of the funding is uncertain, the Village is moving forward with design on the Fountain. It is anticipated that the project will go out for bid in 2020 with construction starting shortly thereafter.

In 2020, the First Amendment to the 8 Corners TIF Project Plan and Budget was approved by the Village Board and resulted in additional parcels being added to the central and northeast side end of the existing TIF. The expansion of the TIF will allow for greater business expansion in the TIF area.

The Village also instituted the Property Improvement Program for businesses located within the TIF. The business would need to apply to the Village's Community Development Department and then receive Board approval for the project. The program would fund fifty percent 50% of the improvements for a total not to exceed \$20,000.

**Village of Brookfield, Illinois
8 Corners TIF District
Financial and Compliance Report
For the Year Ended December 31, 2020**

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Independent Auditor's Report on Compliance	4

ATTACHMENT K AND L



Accounting for your future

619 Enterprise Drive | Oak Brook, Illinois 60523 | www.seldenfox.com
p 630.954.1400 | f 630.954.1327 | email@seldenfox.com

INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

The Honorable Village President
Members of the Board of Trustees
Village of Brookfield, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, fiduciary activities, discretely presented component unit, each major fund and the aggregate remaining fund information of the **Village of Brookfield, Illinois** (Village), as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements and have issued our report thereon dated September 20, 2021, which contained 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 Village's basic financial statements as a whole.

The accompanying *Schedule of Balance Sheet Information and Schedule of Revenues, Expenditures and Changes in Fund Balance Information* for the **8 Corners TIF District of the Village of Brookfield, Illinois**, as of and for the year ended December 31, 2020, is presented for the 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 information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Selden Fox, Ltd.

September 20, 2021

**Village of Brookfield, Illinois
8 Corners TIF District
Schedule of Balance Sheet Information
December 31, 2020**

Assets	
Cash and cash equivalents	<u>\$ 177,556</u>
Liabilities	
Accounts payable	<u>\$ 1,352</u>
Fund Balance	
Restricted	<u>176,204</u>
Total liabilities and fund balance	<u>\$ 177,556</u>

See independent auditor's report on supplementary information.

**Village of Brookfield, Illinois
8 Corners TIF District
Schedule of Revenues, Expenditures and Changes
in Fund Balance Information
For the Year Ended December 31, 2020**

Revenues:	
Property taxes	\$ 168,221
Investment income	<u>179</u>
Total revenues	168,400
Expenditures - highways and streets - professional services	<u>5,165</u>
Revenues over expenditures	163,235
Fund balance:	
Beginning of the year	<u>12,969</u>
End of the year	<u>\$ 176,204</u>

See independent auditor's report on supplementary information.

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Accounting for your future

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE

The Honorable Village President
Members of the Board of Trustees
Village of Brookfield, Illinois

We have audited the **Village of Brookfield, Illinois'** (Village), compliance 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) applicable to the Village's **8 Corners TIF District** project for the year ended December 31, 2020. Compliance with the requirements referred to above is the responsibility of the Village's management. Our responsibility is to express an opinion on the Village's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a material effect on the Village's 8 Corners TIF District project occurred. An audit includes examining, on a test basis, evidence about the Village's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Village's compliance with those requirements.

In our opinion, the Village complied, in all material respects, with the compliance requirements referred to above that are applicable to the Village's 8 Corners TIF District project for the year ended December 31, 2020.

This report is intended solely for the information and use of management, the Village President, the Board of Trustees, each governmental entity within the TIF project area, the State Comptroller and others within the State of Illinois and is not intended to be and should not be used by anyone other than these specified parties.

Selden Fox, Ltd.

September 20, 2021