
*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 2019

Name of Redevelopment Project Area (below): <p style="text-align: center;">TEUTOPOLIS TIF #1 - WEST MAIN STREET REDEVELOPMENT PROJECT AREA</p>	
Primary Use of Redevelopment Project Area*: COMBINATION/MIX	

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

	RETAIL, OTHER If "Combination/Mixed" List Component Types: COMMERCIAL
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): Tax Increment Allocation Redevelopment Act <u>X</u> 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 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 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 <u>MUST</u> 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)]

X

If yes, please enclose the list only, not actual agreements (labeled Attachment M).

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 2019

**TEUTOPOLIS TIF #1 - WEST MAIN STREET
REDEVELOPMENT PROJECT AREA**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$7,952

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	\$10,359	\$18,268	98%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$246	\$289	2%
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 \$ 10,605

Cumulative Total Revenues/Cash Receipts \$ 18,557 100%

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

Transfers to Municipal Sources \$ 24,244

Distribution of Surplus

Total Expenditures/Disbursements \$ 24,244

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (13,639)

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ (5,687)

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

Previous Year Explanation:

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

FY 2019

TIF NAME:

TEUTOPOLIS TIF #1 - WEST MAIN STREET REDEVELOPMENT PROJECT AREA

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment project costs)

PAGE 1

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. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
		\$ -
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construction of public works or improvements.		
		\$ -

SECTION 3.2 A

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		\$ -

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

FY 2019

TIF NAME:

TEUTOPOLIS TIF #1 - WEST MAIN STREET REDEVELOPMENT PROJECT
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:	

SECTION 5 - 20 ILCS 620/4.7 (7)(F)

FY 2019

TIF Name:

**TEUTOPOLIS TIF #1 - WEST MAIN STREET REDEVELOPMENT
PROJECT 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. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	2

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
TOTAL:			
Private Investment Undertaken (See Instructions)	\$ 683,447	\$ -	\$ -
Public Investment Undertaken	\$ 225,000	\$ -	\$ -
Ratio of Private/Public Investment	3 3/80		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: BUSINESS PARK - PHASE 1

Private Investment Undertaken (See Instructions)	\$66,949		
Public Investment Undertaken	\$ 225,000		
Ratio of Private/Public Investment	25/84		0

Project 2*: MCMAHON MEATS

Private Investment Undertaken (See Instructions)	\$616,498		
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 2019

TIF NAME: TEUTOPOLIS TIF #1 - WEST MAIN STREET REDEVELOPMENT PROJECT AREA

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
8/20/2014	\$ 3,526	\$ 380,904

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:

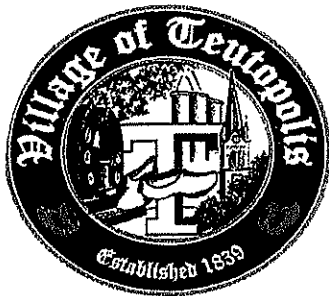
Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

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

--

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



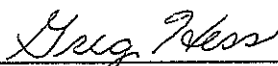
VILLAGE OF TEUTOPOLIS
106 West Main Street
P.O. Box 776
Teutopolis, IL 62467
217-857-3543
217-857-3814- fax
village@teutopolis.com
www.teutopolis.com

October 1, 2019

TIF Coordinator, Local Government Division
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601-3252

RE: Tax Increment Redevelopment Plan and Project
for the West Main Street Redevelopment Project Area

I, Greg Hess, the duly elected Chief Executive Officer of the Village of Teutopolis, County of Effingham, State of Illinois, and as such do hereby certify that the Village of Teutopolis has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act and all public acts relating to Tax Increment Financing during the current municipal fiscal year (May 1, 2018 through April 30, 2019).



Greg Hess, President
Village of Teutopolis, Illinois



**McDEVITT OSTEEN
CHOJNICKI & DETERS, LLC**
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William W. Austin
Of Counsel

Phone: (217) 342-8060
Fax: (217) 342-8066

Reply to Effingham office

October 1, 2019

TIF Coordinator
Local Government Division
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601-3252

Re: Tax Increment Redevelopment Plan and Project for the
West Main Street Redevelopment Project Area

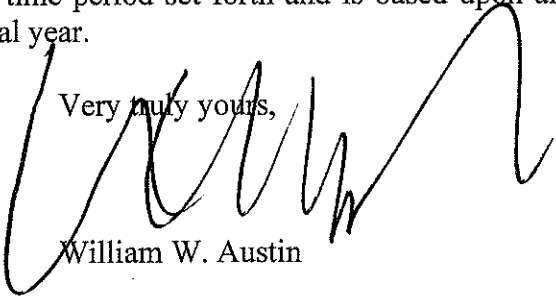
Dear Sir or Madam:

I am the Village Attorney for the Village of Teutopolis, Illinois, and I have been such throughout the fiscal year covered by this report (May 1, 2018, through April 30, 2019) for the Tax Increment Redevelopment Plan and Project for the West Main Street Redevelopment Project Area.

I have reviewed all information provided to me by the Village administration and staff and I find that the Village of Teutopolis 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 year.

Very truly yours,


William W. Austin

WWA:cap

Attachment C

Tax Computation Report

Effingham County

Taxing District TIF-1 - Teutopolis TIF#1

Equalization Factor 1.000

Property Type	Total EAV	TIF Base EAV
Farm	8,030	3,137
Residential	0	0
Commercial	546,580	389
Industrial	0	0
Mineral	0	0
State Railroad	0	0
Local Railroad	0	0
County Total	554,610	3,526
Total + Overlap	554,610	3,526

Other Values	
EZ Value Abated	0
EZ Tax Abated	\$0.00
New Property	0
TIF Increment	551,084

Fund/Name	Levy Request	Maximum Rate	Calcd'd Rate	Actual Rate	Certified Rate	Total Extension	Total Extension After TIF & EZ	Total Extension w/Overlaps	Percent
001 Corporate	0	0.000000	0.000000	0.000000	0.000000	\$0.00	\$35,260.30	\$35,260.30	100.0000
Totals	0	0.000000	0.000000	0.000000	0.000000	\$0.00	\$35,260.30	\$35,260.30	100.0000

Given under my hand and the official seal of my office this 26th day of August, 2020

Kerry J Hirtze
Kerry J Hirtze
County Clerk and Recorder

District	Valuations			Rates			Extensions		
	2019	2018	+ or -	2019	2018	+ or -	2019	2018	+ or -
County	551,084	380,904	170,180	0.61606	0.62045	(0.00439)	3,395.01	2,363.32	1,031.69
J517	551,084	380,904	170,180	0.60144	0.60110	0.00034	3,314.44	2,289.61	1,024.83
MT07	551,084	380,904	170,180	0.00699	0.00735	(0.00036)	38.52	28.00	10.52
FDTP	551,084	380,904	170,180	0.28293	0.28367	(0.00074)	1,559.18	1,080.51	478.67
PKTP	551,084	380,904	170,180	0.21036	0.20819	0.00217	1,159.26	793.00	366.26
TT12	551,084	380,904	170,180	0.05061	0.05285	(0.00224)	278.90	201.31	77.59
RB12	551,084	380,904	170,180	0.25028	0.25025	0.00003	1,379.25	953.21	426.04
US0	551,084	380,904	170,180	3.63790	3.70712	(0.06922)	20,047.88	14,120.57	5,927.31
VC1P	551,084	380,904	170,180	0.74177	0.74981	(0.00804)	4,087.78	2,856.06	1,231.72
	551,084	380,904	170,180	6.39834	6.48079	Total	35,260.22	24,685.59	10,574.63
						Diff from tax computation report	0.08	0.05	0.03
						Tax Comp	35,260.30	24,685.64	10,574.66
Tax Code									
12008	551,084	380,904	170,180	6.39834	6.48079	(0.08245)	35,260.22	24,685.59	10,574.63
Total	551,084	380,904	170,180	6.39834	6.48079	(0.08245)	35,260.22	24,685.59	10,574.63

TEUTOPOLIS TAX INCREMENT DISTRICT #1