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VILLAGE OF ELWOOD, ILLINOIS

DEER RUN INDUSTRIAL PARK ECONOMIC  
DEVELOPMENT PROJECT AREA  
TAX INCREMENTAL FINANCING DISTRICT

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FINANCIAL AND COMPLIANCE REPORT

FOR THE FISCAL YEAR ENDED  
APRIL 30, 2016

**VILLAGE OF ELWOOD, ILLINOIS**

**DEER RUN INDUSTRIAL PARK ECONOMIC DEVELOPMENT PROJECT AREA  
TAX INCREMENTAL FINANCING DISTRICT**

**TABLE OF CONTENTS**

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	<b>PAGE</b>
<b>INDEPENDENT AUDITORS' REPORT .....</b>	<b>1</b>
 <b>FINANCIAL STATEMENTS</b>	
Balance Sheet .....	2
Statement of Revenues, Expenditures and Changes in Fund Balance .....	3
Notes to the Financial Statements .....	4 - 7
 <b>INDEPENDENT AUDITORS' REPORT ON COMPLIANCE BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED AUDITING STANDARDS .....</b>	 <b>8 - 9</b>

## **INDEPENDENT AUDITORS' REPORT**



**INDEPENDENT AUDITORS' REPORT**

October 14, 2016

The Honorable President  
Members of the Board of Trustees  
Deer Run Industrial Park Economic Development Project Area  
Tax Incremental Financing District  
Village of Elwood, Illinois

We have audited the accompanying financial statements of the Deer Run Industrial Park Economic Development Project Area Tax Incremental Financing District of the Village of Elwood, Illinois, as of and for the year ended April 30, 2016, as listed in the accompanying table of contents. These basic financial statements are the responsibility of the Village of Elwood's management. Our responsibility is to express an opinion on these basic financial statements based on our audit.

We conducted our audit 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 the basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

As described in the Notes to the Financial Statements, the basic financial statements present only the Deer Run Industrial Park Economic Development Area Tax Incremental Financing District of the Village of Elwood, Illinois, and are not intended to present fairly the financial position or results of operations of the entire Village of Elwood, Illinois, in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Deer Run Industrial Park Economic Development Project Area Tax Incremental Financing District of the Village of Elwood, Illinois as of April 30, 2016, and the results of its operations for the year then ended in conformity with accounting principles generally accepted in the United States of America.

We have also issued a report dated October 14, 2016 on our consideration of the Deer Run Industrial Park Economic Development Project Area Tax Incremental Financing District of the Village of Elwood, Illinois' compliance with laws, regulations, contracts and grants.

*Lauterbach + Amen LLP*

LAUTERBACH & AMEN, LLP

## **FINANCIAL STATEMENTS**

**VILLAGE OF ELWOOD, ILLINOIS**

**DEER RUN PARK ECONOMIC DEVELOPMENT PROJECT AREA  
TAX INCREMENTAL FINANCING DISTRICT**

**Balance Sheet  
April 30, 2016**

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**ASSETS**

Cash and Investments	\$ 4,976,800
Receivable - Net of Allowances Property Taxes	<u>9,273,264</u>
Total Assets	<u><u>14,250,064</u></u>

**LIABILITIES**

Accounts Payable	65,709,848
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**DEFERRED INFLOWS OF RESOURCES**

Property Taxes	<u>9,273,264</u>
Total Liabilities and Deferred Inflows of Resources	74,983,112

**FUND BALANCES**

Unassigned	<u>(60,733,048)</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u><u>14,250,064</u></u>

The notes to the financial statements are an integral part of this statement.

**VILLAGE OF ELWOOD, ILLINOIS**

**DEER RUN PARK ECONOMIC DEVELOPMENT PROJECT AREA  
TAX INCREMENTAL FINANCING DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Fiscal Year Ended April 30, 2016**

	<u>Actual</u>
Revenues	
Taxes	
Property Taxes	\$ 9,358,536
Interest	<u>16,040</u>
Total Revenues	<u>9,374,576</u>
Expenditures	
General Government	
Management Fees	8,021
Debt Service	
Principal Retirement	8,593,001
Interest and Fiscal Charges	<u>14,435,592</u>
Total Expenditures	<u>23,036,614</u>
Net Change in Fund Balance	(13,662,038)
Fund Balance - Beginning	<u>(47,071,010)</u>
Fund Balance - Ending	<u><u>(60,733,048)</u></u>

The notes to the financial statements are an integral part of this statement.

## **VILLAGE OF ELWOOD, ILLINOIS**

### **DEER RUN INDUSTRIAL PARK ECONOMIC DEVELOPMENT PROJECT AREA TAX INCREMENTAL FINANCING DISTRICT**

**Notes to the Financial Statements**  
**April 30, 2016**

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#### **NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Village of Elwood, Illinois, is a municipal corporation governed by an elected president and six-member Board of Trustees. In August of 2000 the Village established the Deer Run Industrial Park Economic Development Project Area Tax Incremental Financing District, pursuant to the Economic Development Project Area Tax Increment Allocation Act of 1995. Private construction and development within the District is the responsibility of the developer(s). The tax increment allocation financing is intended to entice development of the District by financing a portion of the cost of certain improvements to be made within the District.

#### **REPORTING ENTITY**

In determining the financial reporting entity, the Village complies with the provisions of GASB Statement No. 61, "The Financial Reporting Omnibus – an Amendment of GASB Statements No. 14 and No.34," and includes all component units that have a significant operational or financial relationship with the Village. Based upon the criteria set forth in the GASB Statement No. 61, there are no component units included in the reporting entity.

The operations of the Deer Run Industrial Park Economic Development Project Area Tax Incremental Financing District are accounted for as a debt service fund of the Village.

#### **BASIS OF PRESENTATION**

The financial transactions of the Village are reported in individual funds. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues and expenditures.

#### **Governmental Funds**

The focus of the governmental funds' measurement is upon determination of financial position and changes in financial position (sources, uses, and balances of financial resources) rather than upon net income. The following is a description of the Deer Run Industrial Park Economic Development Project Area Tax Incremental Financing District Fund of the Village:

**Debt service funds** are used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest. The Village maintains one debt service fund, the Deer Run TIF Fund, which accounts for revenues received from incremental property and sales taxes and expenditures for debt service payments related to tax increment financing bonds.



## **VILLAGE OF ELWOOD, ILLINOIS**

### **DEER RUN INDUSTRIAL PARK ECONOMIC DEVELOPMENT PROJECT AREA TAX INCREMENTAL FINANCING DISTRICT**

**Notes to the Financial Statements**  
**April 30, 2016**

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#### **NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued**

##### **MEASUREMENT FOCUS AND BASIS OF ACCOUNTING**

###### **Measurement Focus**

Measurement focus is a term used to describe “which” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

All governmental funds utilize a “current financial resources” measurement focus. Only current financial assets/deferred outflows and liabilities/deferred inflows are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.

###### **Basis of Accounting**

In the basic financial statements, governmental funds are presented on the modified accrual basis of accounting. Under this modified accrual basis of accounting, revenues are recognized when “measurable and available.” Measurable means knowing or being able to reasonably estimate the amount. Available means collectible within the current period or within sixty days after year-end. The Village recognizes property taxes when they become both measurable and available in accordance with GASB Codification Section P70. A sixty day availability period is used for revenue recognition for all other governmental fund revenues. Expenditures (including capital outlay) are recorded when the related fund liability is incurred, except for bond principal and interest which are recognized when due.

In applying the susceptible to accrual concept under the modified accrual basis, those revenues susceptible to accrual are property taxes and interest revenue. All other revenues are not susceptible to accrual because generally they are not measurable until received in cash.

##### **ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND NET POSITION OR EQUITY**

###### **Cash and Investments**

Cash and cash equivalents are considered to be cash on hand, demand deposits, and cash with fiscal agent. Investments are reported at fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on national exchanges are valued at the last reported sales price. Investments that do not have any established market, if any, are reported at estimated fair value.

## **VILLAGE OF ELWOOD, ILLINOIS**

### **DEER RUN INDUSTRIAL PARK ECONOMIC DEVELOPMENT PROJECT AREA TAX INCREMENTAL FINANCING DISTRICT**

**Notes to the Financial Statements**  
**April 30, 2016**

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#### **NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued**

#### **ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND NET POSITION OR EQUITY – Continued**

##### **Receivables Property Taxes**

In the financial statements, receivables consist of all property tax revenues accrued at year-end and not yet received. Allowances for uncollectible receivables are based upon historical trends.

#### **NOTE 3 – DETAIL NOTES ON THE FINANCIAL STATEMENTS**

##### **DEPOSITS AND INVESTMENTS**

The Village is authorized to make deposits in commercial banks and savings and loan institutions, and to make investments in obligations of the U.S. Treasury and other U.S. agencies, obligations of state and their political subdivisions, savings accounts, credit union shares, repurchase agreements, commercial paper rated within the three highest classifications by at least two standard rating services, and the Illinois Funds. Cash and investments represent the fund's share of pooled cash and investments of the Village.

##### **TAXES**

The incremental taxes consist of the property taxes on real property within the District arising from tax levies by any and all taxing districts or municipal corporations having the power to tax real property in the District. Taxes are attributable to the increase in the then current equalized assessed valuation of each parcel of real property within the District over and above the certified initial equalized assessed value of each such piece of property.

Property taxes for 2015 attach as an enforceable lien on January 1, on property values assessed as of the same date. Taxes are levied by December of the subsequent fiscal year (by passage of a Tax Levy Ordinance). Tax bills are prepared by Will County and are payable in two installments, on or about June 1 and September 1. The County collects such taxes and remits them periodically.

##### **LONG-TERM DEBT**

##### **TIF Notes Payable**

The Village has issued tax increment financing notes to finance the costs of certain improvements within the District. These notes are limited obligations of the Village payable solely from the pledged revenue of the tax incremental financing district and are reported in the Village's financial statements. The notes do not constitute an indebtedness of the Village for the purpose of any limitation imposed by law.

**VILLAGE OF ELWOOD, ILLINOIS**

**DEER RUN INDUSTRIAL PARK ECONOMIC DEVELOPMENT PROJECT AREA  
TAX INCREMENTAL FINANCING DISTRICT**

**Notes to the Financial Statements  
April 30, 2016**

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**LONG-TERM DEBT – Continued**

**TIF Notes Payable – Continued**

Tax increment financing notes currently outstanding are as follows:

Issue	Beginning Balance	Issuances/ Accretion	Retirements	Ending Balance
Tax Increment Financing Note of 2003.	\$ 152,250,310	14,077,551	23,028,593	143,299,268



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GENERALLY  
ACCEPTED AUDITING STANDARDS**

October 14, 2016

The Honorable President  
Members of the Board of Trustees  
Deer Run Industrial Park Economic Development Project Area  
Tax Incremental Financing District  
Village of Elwood, Illinois

We have audited the basic financial statements of the Deer Run Industrial Park Economic Development Project Area Tax Incremental Financing District of the Village of Elwood, Illinois, as of and for the year ended April 30, 2016, and have issued our report thereon dated October 14, 2016. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

**Compliance**

Compliance with laws, regulations, contracts, and grants applicable to the District is the responsibility of the Village of Elwood's management. As part of obtaining reasonable assurance about whether financial statements are free of material misstatement, we performed tests of the Village's compliance with certain provisions of laws, regulations, contracts and grants applicable to the District, including the Village's compliance with subsection (q) of Section 11-74.4-3 of the State of Illinois Public Act 85-1142, *An Act in Relation to Tax Increment Financing*, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance with the provisions referred to in the preceding paragraph.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements of the Deer Run Industrial Park Development Project Area Tax Incremental Financing District of the Village of Elwood, Illinois, we considered the Village of Elwood's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the

Deer Run Industrial Park Economic Development Project Area  
Tax Incremental Financing District  
Village of Elwood, Illinois  
October 14, 2016

risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

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

A handwritten signature in black ink that reads "Lauterbach & Amen LLP". The script is cursive and fluid, with the letters "L", "A", and "M" being particularly prominent.

LAUTERBACH & AMEN, LLP

## Julie Friebele

---

**From:** Marian Gibson  
**Sent:** Tuesday, December 13, 2016 9:16 AM  
**To:** Julie Friebele  
**Subject:** FW: Final PDF of Elwood 2016 TIF Report  
**Attachments:** Elwood TIF 0416.pdf

*Marian T. Gibson, ICMA-CM*  
Village Administrator  
Village of Elwood  
401 East Mississippi Ave.  
Elwood, IL 60421  
[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)  
815 424-1094 (Direct)  
815 509-2282 (Cell)  
815 423-6861 (Fax)

**From:** Audit Lauterbach & Amen [<mailto:auditreport@lauterbachamen.com>]  
**Sent:** Tuesday, December 06, 2016 1:42 PM  
**To:** [marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)  
**Subject:** Final PDF of Elwood 2016 TIF Report

Good afternoon,

Attached please find the final pdf file of the 2016 TIF report.

The bound copies will be brought with the bound copies of the audit and management letter.

Please contact us with any questions. Please confirm receipt of this email.

Thank you,

Roger Connelly  
Report Writing Team

Lauterbach & Amen, LLP  
Certified Public Accountants  
27W457 Warrenville Road  
Warrenville, IL 60555  
630.393.1483  
630.393.2516 Fax  
[auditreport@lauterbachamen.com](mailto:auditreport@lauterbachamen.com)  
[www.lauterbachamen.com](http://www.lauterbachamen.com)

## Julie Friebele

---

**From:** Marian Gibson  
**Sent:** Tuesday, January 10, 2017 9:06 AM  
**To:** Gomez, Nancy; Bill Offerman  
**Cc:** Julie Friebele  
**Subject:** RE: FY 2016 TIF Report Elwood Village 099/040/32  
**Attachments:** TIF Authorization letter.pdf

Nancy,  
Please find attached the authorization letter from the Mayor. Ann VanVooren, with Lauterbach and Amen, the Village's accounting firm made the additional corrections. If there is anything else you need please contact me.  
Have a great day,

*Marian T. Gibson, ICMA-CM*  
Village Administrator  
Village of Elwood  
401 East Mississippi Ave.  
Elwood, IL 60421  
[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)  
815 424-1094 (Direct)  
815 509-2282 (Cell)  
815 423-6861 (Fax)

**From:** Gomez, Nancy [mailto:[Nancy.Gomez@illinoiscomptroller.gov](mailto:Nancy.Gomez@illinoiscomptroller.gov)]  
**Sent:** Thursday, January 05, 2017 12:51 PM  
**To:** [marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com); [mayor.offerman@villageofelwood.com](mailto:mayor.offerman@villageofelwood.com)  
**Cc:** [NickNarducci@comcast.net](mailto:NickNarducci@comcast.net)  
**Subject:** FY 2016 TIF Report Elwood Village 099/040/32

Good Afternoon,

In reviewing FY **2016** for the Village of Elwood, I have come across the following revision that is needed.

- Contact Information records show Nicholas Narducci as the TIF coordinator your report shows that Marian Gibson is the new tif coordinator if this correct we need a letter from the mayor stating so.
- Unit Code number 099/040/32 is to be put on the contact page
- Section 3.1 Surplus Deficit did not carry over to section 3.3

Once you have the above corrected, you should be able to log back in and request to replace the revised TIF report. Should you have any questions feel free to call me directly.

Thank you,

*Nancy Gomez*

Office Specialist  
Local Government Division  
Illinois Office of the Comptroller Susana A. Mendoza

100 W. Randolph St, Suite 15-500  
Chicago, IL 60601

Hotline (877) 304-3899  
Office (312) 814-0969  
Fax (312) 814.3117

[Nancy.Gomez@illinoiscomptroller.gov](mailto:Nancy.Gomez@illinoiscomptroller.gov)  
[www.IllinoisComptroller.gov](http://www.IllinoisComptroller.gov)



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SUSANA A. MENDOZA

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## Julie Friebele

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**Sent:** Tuesday, January 10, 2017 9:06 AM  
**To:** Gomez, Nancy; Bill Offerman  
**Cc:** Julie Friebele  
**Subject:** RE: FY 2016 TIF Report Elwood Village 099/040/32  
**Attachments:** TIF Authorization letter.pdf

Nancy,  
Please find attached the authorization letter from the Mayor. Ann VanVooren, with Lauterbach and Amen, the Village's accounting firm made the additional corrections. If there is anything else you need please contact me.  
Have a great day,

*Marian T. Gibson, ICMA-CM*  
Village Administrator  
Village of Elwood  
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[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)  
815 424-1094 (Direct)  
815 509-2282 (Cell)  
815 423-6861 (Fax)

**From:** Gomez, Nancy [mailto:[Nancy.Gomez@illinoiscomptroller.gov](mailto:Nancy.Gomez@illinoiscomptroller.gov)]  
**Sent:** Thursday, January 05, 2017 12:51 PM  
**To:** [marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com); [mayor.offerman@villageofelwood.com](mailto:mayor.offerman@villageofelwood.com)  
**Cc:** [NickNarducci@comcast.net](mailto:NickNarducci@comcast.net)  
**Subject:** FY 2016 TIF Report Elwood Village 099/040/32

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Thank you,

*Nancy Gomez*

Office Specialist  
Local Government Division  
Illinois Office of the Comptroller Susana A. Mendoza

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Chicago, IL 60601

Hotline (877) 304-3899  
Office (312) 814-0969  
Fax (312) 814.3117

[Nancy.Gomez@illinoiscomptroller.gov](mailto:Nancy.Gomez@illinoiscomptroller.gov)  
[www.IllinoisComptroller.gov](http://www.IllinoisComptroller.gov)



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## Julie Friebele

---

**From:** Marian Gibson  
**Sent:** Friday, January 06, 2017 8:07 AM  
**To:** Julie Friebele  
**Subject:** FW: FY 2016 TIF Report Elwood Village 099/040/32

Julie,  
Please prepare a simple letter for the Mayor's signature that we can forward.  
Thanks,

*Marian T. Gibson, ICMA-CM*  
Village Administrator  
Village of Elwood  
401 East Mississippi Ave.  
Elwood, IL 60421  
[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)  
815 424-1094 (Direct)  
815 509-2282 (Cell)  
815 423-6861 (Fax)

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**Sent:** Thursday, January 05, 2017 12:51 PM  
**To:** [marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com); [mayor.offerman@villageofelwood.com](mailto:mayor.offerman@villageofelwood.com)  
**Cc:** [NickNarducci@comcast.net](mailto:NickNarducci@comcast.net)  
**Subject:** FY 2016 TIF Report Elwood Village 099/040/32

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Thank you,

*Nancy Gomez*

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

Hotline (877) 304-3899

Office (312) 814-0969

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[www.IllinoisComptroller.gov](http://www.IllinoisComptroller.gov)



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SUSANA A. MENDOZA

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## Julie Friebele

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**From:** Marian Gibson  
**Sent:** Thursday, December 01, 2016 9:50 AM  
**To:** Ann Vanvooren  
**Cc:** Ashleigh Spacht; Julie Friebele  
**Subject:** RE: Joint Review Board - Minutes of Meeting May 13, 2016

Ann,  
The Village was delinquent in conducting its 2015 TIF meeting and therefore had it in May of 2016. Therefore these minutes are for the TIF audit year of May 1 2014 to April 30 2015.

Please let me know if you have questions.

*Marian T. Gibson, ICMA-CM*  
Village Administrator  
Village of Elwood  
401 East Mississippi Ave.  
Elwood, IL 60421  
[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)  
815 424-1094 (Direct)  
815 509-2282 (Cell)  
815 423-6861 (Fax)

**From:** Ann Vanvooren [mailto:[avanvooren@lauterbachamen.com](mailto:avanvooren@lauterbachamen.com)]  
**Sent:** Tuesday, November 29, 2016 7:53 AM  
**To:** Marian Gibson <[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)>  
**Subject:** RE: Joint Review Board - Minutes of Meeting May 13, 2016

Hi Marian,

Were there any minutes for the Joint Review Board between May 1, 2015 to April 30, 2016? Since these happened in May of 2016 we should really use these in the next year filing.

Thanks!

*Ann Van Vooren*

Lauterbach & Amen, LLP  
Certified Public Accountants  
27W457 Warrenville Road  
Warrenville, IL 60555  
630.393.1483 Phone  
630.393.2516 Fax

[avanvooren@lauterbachamen.com](mailto:avanvooren@lauterbachamen.com)  
[www.lauterbachamen.com](http://www.lauterbachamen.com)

**From:** Marian Gibson [<mailto:marian.gibson@villageofelwood.com>]  
**Sent:** Monday, November 28, 2016 5:05 PM  
**To:** Ann Vanvooren <[avanvooren@lauterbachamen.com](mailto:avanvooren@lauterbachamen.com)>  
**Subject:** FW: Joint Review Board - Minutes of Meeting May 13, 2016

Ann,  
Let me know what other documents you need if any.

*Marian T. Gibson, ICMA-CM*  
Village Administrator  
Village of Elwood  
401 East Mississippi Ave.  
Elwood, IL 60421  
[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)  
815 424-1094 (Direct)  
815 509-2282 (Cell)  
815 423-6861 (Fax)

**From:** Julie Friebele [<mailto:julie.friebele@villageofelwood.com>]  
**Sent:** Monday, November 28, 2016 5:02 PM  
**To:** [avanvooren@lauterbachamen.com](mailto:avanvooren@lauterbachamen.com)  
**Cc:** Marian Gibson <[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)>  
**Subject:** Joint Review Board - Minutes of Meeting May 13, 2016

Hi Ann,

I have attached the Minutes of the Joint Review Board Meeting May 13, 2016 per Village Administrator Marian T. Gibson.

Thank you and enjoy your evening,

**Julie Friebele**  
Village Clerk/Executive Assistant  
Village of Elwood  
401 E Mississippi  
Elwood, IL 60421  
815-424-1079 fax 815-423-6861

## Julie Friebele

---

**From:** Marian Gibson  
**Sent:** Friday, January 06, 2017 3:31 PM  
**To:** Wesley Levy; Ashleigh Spacht; Julie Friebele  
**Subject:** Monday meeting topics

Wes,

Some things to discuss on Monday:

1. Taussig SSA administrator
2. Annual disclosure v. TIF v. Audit
3. Finance Assistant
  - a. Budget
  - b. Special projects
4. Payroll
  - a. All increases
  - b. All payroll change sheets
  - c. PW increases
  - d. Training to view pay stub info-benefit days
5. Bond schedule v. levy abatement
6. Annexation v. levy
7. TIF discontinued estimate
8. Contracts for budget
9. Others???

Have a good weekend,

*Marian T. Gibson, ICMA-CM*

Village Administrator

Village of Elwood

401 East Mississippi Ave.

Elwood, IL 60421

[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)

815 424-1094 (Direct)

815 509-2282 (Cell)

815 423-6861 (Fax)

## Julie Friebele

---

**From:** Marian Gibson  
**Sent:** Tuesday, February 14, 2017 2:10 PM  
**To:** Fred Hayes; Larry Lohmar; Julie Friebele; engineering; Ashleigh Spacht  
**Subject:** FW: Ordinance 738 - Establishing Special Service Area Number 1  
**Attachments:** Ordinance 738 - 2003-10-06 - Establishing Special Service Area Number 1.pdf

All,

If you are attending the TIF/SSA info session tomorrow at 2pm please develop questions regarding the development of the TIF project. I have attached the SSA ord. which turned out to be good news.

*Marian T. Gibson, ICMA-CM*

Village Administrator

Village of Elwood

401 East Mississippi Ave.

Elwood, IL 60421

[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)

815 424-1094 (Direct)

815 509-2282 (Cell)

815 423-6861 (Fax)



MARY ANN STUKEL

36P

Will County Recorder

Will County

R 2003279807

Page 1 of 36

PC1 Date 11/07/2003

Time 15:29:31

Recording Fees:

50.00

**VILLAGE OF ELWOOD**

**ORDINANCE NO. 738**

**AN ORDINANCE OF THE VILLAGE OF ELWOOD, WILL COUNTY,  
ILLINOIS ESTABLISHING SPECIAL SERVICE AREA NUMBER 1**

This instrument prepared by  
and after recording return to:

David J. Silverman  
MAHONEY, SILVERMAN & CROSS, LTD.  
2701 Black Road  
Suite 200  
Joliet, IL 60435

*Rec'd from  
Recording office  
2-25-03*

107361

**VILLAGE OF ELWOOD**

**ORDINANCE NO. 738**

**AN ORDINANCE OF THE VILLAGE OF ELWOOD, WILL COUNTY,  
ILLINOIS ESTABLISHING SPECIAL SERVICE AREA NUMBER 1**

WHEREAS, on the 4<sup>th</sup> day of August, 2003 the Village of Elwood, Will County, Illinois (the "Village") adopted ordinance number 735 proposing the establishment of Special Service Area Number 1 (the "SSA") and calling for a public hearing with respect thereto; and

WHEREAS, the question of establishing the SSA was considered by the President and Board of Trustees of the Village at a public hearing held on September 2, 2003 (the "Public Hearing"); and

WHEREAS, the Village is authorized by Article VII, Section 7(6) of the Illinois Constitution, the Illinois Special Service Tax Law (35 ILCS 200/27-5 et seq) (the "Act") and its authority as a home rule municipal corporation to establish a Special Service Area.

WHEREAS, the Public Hearing was conducted pursuant to notice published in the Joliet Herald News, a newspaper of general circulation within the village, on the 16<sup>th</sup> day of August, 2003, which was at least fifteen (15) days prior to the Public Hearing; and

WHEREAS, notice of the Public Hearing was given by mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on every lot, block, tract, or parcel of land lying within the SSA and that said notice by mail was given by depositing said notice in the United States mail not less than ten (10) days prior to the date of the Public Hearing; and

WHEREAS, a certificate of publication and a certificate of mailing each with regard to the Public Hearing are on file in the office of the Village Clerk; and

WHEREAS, at the Public Hearing establishment of the SSA, the purpose of the SSA, the levy of taxes in the SSA, all matters embodied in the notice and other matters were considered by the Village; and

WHEREAS, all interested persons were invited to participate in the Public Hearing and were given an opportunity to be heard; and

WHEREAS, no protests or objections were presented at the Public Hearing or in writing; and

WHEREAS, after considering all the information presented to the Village and at the Public Hearing the President and Board of Trustees of the Village find and determine that it is in the best interest of the Village and the residents and property owners of the Village that Special Service Area Number 1 be established; and

WHEREAS, the SSA is compact and contiguous as required by the Act; and

WHEREAS, it is found and determined that the services are "Special Services" as defined by the Act.

WHEREAS, a portion of the SSA described on Exhibit "A" attached hereto is not situated within the corporate limits of the Village (the "Extraterritorial Property"); and

WHEREAS, the County of Will by Resolution adopted on the 21<sup>st</sup> day of August, 2003 has consented to the inclusion of the Extraterritorial Property within the SSA; and

WHEREAS, the Village commissioned David Taussig & Associates, Inc. to prepare a Special Tax Roll and Report for the SSA;

WHEREAS, the Village finds that the Special Service Area taxes to be levied as set forth in the special tax roll as hereinafter defined bears a rational relationship between each lot, block, tract and parcel of land in the SSA and the special service benefit rendered; and

WHEREAS, the Special Service Area is intended to initially be a "dormant" special service area, that is that the special service area tax shall not be levied unless the Village is not paid for the special services from another source; and

NOW THEREFORE, BE IT ORDAINED, BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ELWOOD, WILL COUNTY, ILLINOIS IN THE EXERCISE OF ITS STATUTORY, CONSTITUTIONAL AND HOME RULE AUTHORITY AS FOLLOWS:

**SECTION 1.**            **INCORPORATION OF RECITALS AND EXHIBIT**

The recitals set forth above are hereby determined to be the findings of the President and Board of Trustees, and each of said recitals and each exhibit attached hereto is incorporated herein as if fully set forth in this Section 1.

**SECTION 2.**            **ESTABLISHMENT OF SSA.**

A Special Service Area to be known as Village of Elwood Special Service Area Number 1 is hereby established for and with regard to the property described in Exhibit "B" attached hereto (the "SSA Property"). The SSA Property is depicted on the map attached hereto as Exhibit "C".

**SECTION 3.**            **RATE OF TAXES**

A Special Service Area tax in addition to all other taxes shall be levied and collected as herein provided against the SSA Property. Such taxes shall be used for those purposes as set forth in the Special Tax Roll and Report – Centerpoint Intermodal Center, dated October 6, 2003 attached hereto as Exhibit "D" (the "Tax Roll and Report"). The SSA taxes shall be levied in conformance with the Special Tax Roll and Report as set forth therein. Provided, however, notwithstanding the foregoing, taxes shall not be levied hereunder and the SSA shall be

“dormant” for so long as the Village is paid for the special services on or before April 1 of each year by the Property Owners Association or some other private source paying for said special services on behalf of said Association. In the event the Village is not paid for the special services it shall notify the Will County Clerk to levy and collect the taxes or the Village may in its name levy and collect the tax or use any other method as allowed by law to levy and collect the tax.

**SECTION 4.**            **FILING AND RECORDING**

Within sixty (60) days of the date of the adoption of this Ordinance the Village Clerk is directed to file a certified copy of this Ordinance with the Will County Clerk and to record same in the office of Will County Recorder of Deeds.

**SECTION 5.**            **REPEALER**

All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance shall be, and the same are hereby repealed.

**SECTION 6.**            **SEVERABILITY**

This Ordinance, and every provision thereof, shall be considered severable. In the event that any court of competent jurisdiction may find and declare any word, phrase, clause, sentence, paragraph, provision or section or part of a phrase, clause, sentence, paragraph, provision or section of this Ordinance is void or unconstitutional, the remaining words, phrases, clauses, sentences, paragraphs and provisions and parts of phrases, clauses, sentences, paragraphs, provisions and sections not ruled void or unconstitutional shall continue in full force and effect.

**SECTION 7**            **EFFECTIVE DATE**

That this Ordinance shall be in full force and effective sixty (60) days after its passage and approval provided that a petition objecting to the Special Service Area has not been filed

with the Village by fifty one (51%) percent of the electors, if any, residing in the Special Service Area and fifty one (51%) percent of the property owners in the Special Service Area.

PASSED this 6 day of October, 2003 with 5 members voting aye, 0 members voting nay, the President \_\_\_\_\_ voting, with \_\_\_\_\_ members abstaining or passing and said vote being:

Janice Ruban Aye

Sue Geijer Absent

Charles Bernhard Aye

Walter Strawn Aye

Ray Atwood Aye

Jeff Terlep Aye

Patricia Buchenau  
PAT BUCHENAU, Village Clerk

APPROVED this 6 day of October, 2003.



PAT BUCHENAU, Village Clerk

Robert Blum  
ROBERT BLUM, Village President

**LEGAL DESCRIPTION**

THAT PART OF BASELINE ROAD, ACCORDING TO THE PLAT OF BASEMENT FOR ROAD FROM THE DEPARTMENT OF THE ARMY, RECORDED AS DOCUMENT NUMBER R2000-086266, LYING WITHIN SECTION 24, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO THAT PART OF BASELINE ROAD, ACCORDING TO THE PLAT OF DEDICATION RECORDED AS DOCUMENT NUMBER R2001-115390, LYING WITHIN SAID SECTION 24, IN WILL COUNTY, ILLINOIS. Containing 18.20 acres more or less.

Note! No PIN Description of Runaway

**EXHIBIT A**

# LEGAL DESCRIPTION

ALL OF CENTERPOINT INTERMODAL CENTER AT DEER RUN (INCLUDING ALL OF THE DEDICATED STREETS), BEING A SUBDIVISION OF PART OF SECTIONS 29 AND 30 IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF SECTIONS 23, 25, 26, 35, AND 36 IN TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 2002, AS DOCUMENT NUMBER R2002-094161; AND ALL OF CENTERPOINT SUBDIVISION, BEING A SUBDIVISION OF PART OF AFORESAID SECTION 29, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 2003, AS DOCUMENT NUMBER R2003-028961; AND ALL OF CENTERPOINT INTERMODAL CENTER AT DEER RUN PHASE TWO, BEING A SUBDIVISION OF PART OF AFORESAID SECTION 35, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 2003, AS DOCUMENT NUMBER R2003-091509; AND ALSO PARK ROAD AND DEER RUN INDUSTRIAL PARK EAST ACCESS ROAD, PER PLAT OF DEDICATION RECORDED AS DOCUMENT NUMBER R2001-115389; AND ALSO BASE LINE ROAD, PER PLAT OF DEDICATION RECORDED AS DOCUMENT NUMBER R2001-115390 AND PER PLAT OF EASEMENT FOR ROAD FROM THE DEPARTMENT OF THE ARMY, RECORDED AS DOCUMENT NUMBER R2000-086266; AND ALSO THAT PART OF THE NORTHWEST QUARTER OF AFORESAID SECTION 25 AND THAT PART OF THE NORTHEAST QUARTER OF AFORESAID SECTION 26, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 45 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 650.02 FEET TO THE POINT OF BEGINNING (PARCEL #1); THENCE CONTINUING SOUTH 01 DEGREES 45 MINUTES 06 SECONDS EAST ALONG SAID WEST LINE, 58.02 FEET TO A POINT ON A LINE PARALLEL WITH AND 25 FEET SOUTHERLY OF THE EXISTING PAVEMENT CENTER OF DRUMMOND ROAD; THENCE SOUTH 57 DEGREES 44 MINUTES 15 SECONDS WEST ALONG SAID PARALLEL LINE, 162.48 FEET TO A POINT ON THE NORTHERLY LINE OF AFORESAID CENTERPOINT INTERMODAL CENTER AT DEER RUN; THENCE SOUTH 09 DEGREES 03 MINUTES 54 SECONDS EAST ALONG SAID NORTHERLY LINE, 107.15 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 27 SECONDS EAST ALONG SAID NORTHERLY LINE, 598.85 FEET; THENCE NORTH 65 DEGREES 07 MINUTES 25 SECONDS EAST ALONG SAID NORTHERLY LINE, 305.76 FEET; THENCE NORTH 01 DEGREES 12 MINUTES 13 SECONDS WEST ALONG SAID NORTHERLY LINE, 776.91 FEET; THENCE SOUTH 49 DEGREES 20 MINUTES 41 SECONDS WEST 976.61 FEET TO THE POINT OF BEGINNING (PARCEL #1); AND ALSO THAT PART OF AFORESAID SECTIONS 26 AND 35, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 4 IN AFORESAID CENTERPOINT INTERMODAL CENTER AT DEER RUN; THENCE NORTH 06 DEGREES 05 MINUTES 12 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 7 IN BLOCK 4, A DISTANCE OF 254.34 FEET; THENCE NORTH 18 DEGREES 04 MINUTES 43 SECONDS WEST ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF LOT 8 IN BLOCK 4 IN SAID CENTERPOINT INTERMODAL CENTER AT DEER RUN, A DISTANCE OF 1830.93 FEET; THENCE NORTH 02 DEGREES 00 MINUTES 44 SECONDS WEST ALONG SAID WESTERLY LINE, 50.00 FEET TO THE POINT OF BEGINNING (PARCEL #2); THENCE NORTH 88 DEGREES 04 MINUTES 42 SECONDS EAST ALONG SAID WESTERLY LINE AND ALONG THE NORTHERLY LINE OF AFORESAID CENTERPOINT INTERMODAL CENTER AT DEER RUN PHASE TWO, A DISTANCE OF 1010.00 FEET; THENCE NORTH 24 DEGREES 02 MINUTES 35 SECONDS WEST ALONG SAID NORTHERLY LINE, 593.70 FEET; THENCE NORTH 88 DEGREES 04 MINUTES 42 SECONDS EAST ALONG SAID NORTHERLY LINE, 1020.00 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 36 SECONDS WEST ALONG SAID NORTHERLY LINE, 997.97 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 38 SECONDS EAST ALONG SAID NORTHERLY LINE, 799.20 FEET; THENCE NORTH 43 DEGREES 09 MINUTES 10 SECONDS EAST ALONG SAID NORTHERLY LINE, 170.31 FEET TO A POINT THE WESTERLY LINE OF AFORESAID LOT 8 IN BLOCK 4; THENCE NORTHERLY ALONG THE WESTERLY LINE OF AFORESAID LOT 8 IN BLOCK 4 FOR THE FOLLOWING 20 COURSES, NORTH 02 DEGREES 01 MINUTES 34 SECONDS WEST 900.00 FEET, SOUTH 87 DEGREES 56 MINUTES 38 SECONDS WEST 802.22 FEET, NORTH 01 DEGREES 36 MINUTES 12 SECONDS WEST 791.38 FEET, NORTH 30 DEGREES 31 MINUTES 22 SECONDS EAST 425.62 FEET, NORTH 01 DEGREES 45 MINUTES 06 SECONDS WEST 160.00 FEET, NORTH 88 DEGREES 25 MINUTES 08 SECONDS EAST 617.05 FEET, NORTH 33 DEGREES 23 MINUTES 57 SECONDS EAST 261.50 FEET, NORTH 02 DEGREES 14 MINUTES 08 SECONDS WEST 716.02 FEET, SOUTH 88 DEGREES 26 MINUTES 35 SECONDS WEST 411.56 FEET, NORTH 01 DEGREES 45 MINUTES 06 SECONDS WEST 422.50 FEET, NORTH 32 DEGREES 50 MINUTES 39 SECONDS EAST 405.32 FEET, NORTH 88 DEGREES 04 MINUTES 58 SECONDS EAST 6.09 FEET, NORTH 32 DEGREES 50 MINUTES 39 SECONDS EAST 68.71 FEET, NORTH 01 DEGREES 55 MINUTES 57 SECONDS WEST 965.68



FEET, NORTH 88 DEGREES 04 MINUTES 04 SECONDS EAST 188.60 FEET, TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 666.78 FEET, THENCE NORTHWESTERLY 828.78 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 41 DEGREES 54 MINUTES 55 SECONDS WEST 776.45 FEET, NORTH 77 DEGREES 31 MINUTES 24 SECONDS WEST 388.97 FEET, NORTH 82 DEGREES 43 MINUTES 43 SECONDS WEST 278.54 FEET, NORTH 87 DEGREES 56 MINUTES 00 SECONDS WEST 129.23 FEET TO THE START OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1025.37 FEET, THENCE WESTERLY 286.05 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 79 DEGREES 55 MINUTES 38 SECONDS WEST 285.12 FEET TO A POINT ON A LINE PARALLEL WITH AND 25 FEET EASTERLY OF THE EXISTING PAVEMENT CENTER OF WEST T.N.T. ROAD; THENCE SOUTH 16 DEGREES 06 MINUTES 33 SECONDS WEST ALONG SAID PARALLEL LINE, 374.30 FEET TO THE NORTHERLY CORNER OF LOT 9 IN BLOCK 4 IN AFORESAID CENTERPOINT INTERMODAL CENTER AT DEER RUN, SAID CORNER BEING A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 874.32 FEET, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 9 IN BLOCK 4 AND ALONG SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 04 DEGREES 11 MINUTES 35 SECONDS WEST 238.87 FEET; THENCE SOUTH 14 DEGREES 43 MINUTES 09 SECONDS WEST ALONG SAID EASTERLY LINE, 124.82 FEET; THENCE SOUTH 16 DEGREES 06 MINUTES 33 SECONDS WEST ALONG SAID EASTERLY LINE, 253.37 FEET; THENCE SOUTH 73 DEGREES 53 MINUTES 27 SECONDS EAST ALONG SAID EASTERLY LINE, 22.65 FEET; THENCE SOUTH 16 DEGREES 06 MINUTES 33 SECONDS WEST ALONG SAID EASTERLY LINE, 3441.95 FEET TO THE START OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 900.00 FEET, THENCE SOUTHERLY 284.65 FEET ALONG SAID CURVE AND ALONG SAID EASTERLY LINE, THE CHORD OF WHICH BEARS SOUTH 07 DEGREES 02 MINUTES 55 SECONDS WEST 283.47 FEET; THENCE SOUTH 02 DEGREES 00 MINUTES 44 SECONDS EAST ALONG SAID EASTERLY LINE, 2112.07 FEET TO THE SOUTHEAST CORNER OF AFORESAID LOT 9 IN BLOCK 4; THENCE SOUTH 87 DEGREES 59 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 9 IN BLOCK 4, A DISTANCE OF 75.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 IN BLOCK 4; THENCE SOUTH 02 DEGREES 00 MINUTES 44 SECONDS EAST 763.00 FEET TO THE POINT OF BEGINNING (PARCEL #2); EXCEPTING THEREFROM LOT 2 IN BLOCK 2, LOT 5 IN BLOCK 2, AND LOT 3 IN BLOCK 4, ALL IN AFORESAID CENTERPOINT INTERMODAL CENTER AT DEER RUN; AND ALSO EXCEPTING THEREFROM THE EAST 350.00 FEET OF LOT 3 IN BLOCK 2 IN SAID CENTERPOINT INTERMODAL CENTER AT DEER RUN, LYING NORTH OF LANDS CONVEYED BY DOCUMENT NUMBER R95-9474; AND ALSO EXCEPTING THEREFROM THAT PART OF LOT 2 IN BLOCK 4 IN SAID CENTERPOINT INTERMODAL CENTER AT DEER RUN, LYING WESTERLY OF A LINE PARALLEL WITH AND 25 FEET EASTERLY OF THE EXISTING PAVEMENT CENTER OF WEST T.N.T. ROAD; ALL IN WILL COUNTY, ILLINOIS. Containing 1948.29 acres more or less.

10-25-101-001	10-36-401-001
10-25-101-002	11-30-101-001
10-25-101-003	11-30-101-002
10-25-201-001	11-30-101-003
10-25-201-002	11-30-201-001
10-25-201-003	11-30-201-002
10-25-301-001	11-30-202-001
10-26-400-002	11-30-202-002
10-26-401-001	11-30-203-001
10-35-400-005	11-30-401-001
10-35-401-001	11-30-401-002
10-36-101-001	11-30-401-002
10-36-101-002	11-30-401-002
10-36-201-001	

[illegible][illegible]

<b>GEOTECH INC.</b> COMMERCIAL DIVISION - LAND DEVELOPMENT 2000 CHURCH ROAD    AUSTIN, TEXAS 78702    512/345-1212	
PROJECT: <b>2000 CHURCH ROAD</b> OFFICE: <b>2000 CHURCH ROAD</b> PHONE: <b>512/345-1212</b>	FIELD BOOK: <b>1</b> SHEET NO.: <b>100</b> DATE: <b>10/10/88</b>



**VILLAGE OF ELWOOD**  
**SPECIAL SERVICE AREA NUMBER ONE**  
**SPECIAL TAX ROLL AND REPORT**

OCTOBER 6, 2003

EXHIBIT D

11

**VILLAGE OF ELWOOD**  
**SPECIAL SERVICE AREA NUMBER ONE**  
**SPECIAL TAX ROLL AND REPORT**

**Prepared for**

**VILLAGE OF ELWOOD**  
201 East Mississippi Avenue  
P.O. Box 435  
Elwood, IL 60421

**Prepared by**

**DAVID TAUSSIG & ASSOCIATES, INC.**  
1301 Dove Street, Suite 600  
Newport Beach, CA 92660  
(949) 955-1500

**VILLAGE OF ELWOOD  
SPECIAL SERVICE AREA NUMBER ONE**

**SPECIAL TAX ROLL AND REPORT  
TABLE OF CONTENTS**

<b><u>Section</u></b>	<b><u>Page</u></b>
<b>I. INTRODUCTION.....</b>	<b>1</b>
<b>II. DEFINITIONS.....</b>	<b>1</b>
<b>III. SPECIAL SERVICE AREA DESCRIPTION .....</b>	<b>3</b>
A. BOUNDARIES.....	3
B. LAND USES .....	3
<b>IV. SPECIAL SERVICES .....</b>	<b>3</b>
A. GENERAL DESCRIPTION .....	3
B. ESTIMATED COSTS.....	4
C. ALLOCATION.....	6
D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS .....	16
<b>VI. MAXIMUM PARCEL SPECIAL TAX .....</b>	<b>16</b>
A. DETERMINATION.....	16
C. ESCALATION .....	19
D. TERM .....	19
E. SPECIAL TAX ROLL AMENDMENT .....	19
<b>VII. ABATEMENT AND COLLECTION.....</b>	<b>19</b>
A. ABATEMENT .....	19
B. COLLECTION PROCESS .....	19
C. ADMINISTRATIVE REVIEW .....	20
<b>VIII. AMENDMENTS.....</b>	<b>20</b>

**List of Exhibits**

**Exhibit A – Special Tax Roll**

## **I. INTRODUCTION**

Pursuant to its home rule power and the provisions of the Act, and in accordance with the "Proposing Ordinance" being Ordinance No. 735 passed by the Board of Trustees of the Village of Elwood, County of Will, State of Illinois, on August 4, 2003 in connection with the proceedings for Special Service Area Number One (hereinafter referred to as the "SSA" or "SSA No. 1"), this Special Tax Roll and Report of SSA No. 1 (the "Report") is herewith submitted and made part of the "Establishing Ordinance" being Ordinance No. 738 passed by the Board of Trustees of the Village of Elwood, County of Will, State of Illinois, on October 6, 2003.

## **II. DEFINITIONS**

The terms used herein shall have the following meanings:

**"Acre"** means 43,560 square feet of land. The Acres for a Parcel means the land area of the Parcel as shown on or determined from the applicable PIN Map.

**"Act"** means the Special Service Area Tax Act, being 35 ILCS 200/27-5 et seq., as amended.

**"Administrative Expenses"** means the following actual or reasonably estimated costs permitted in accordance with the Act and directly related to the administration of SSA No. 1 as determined by the Village or its designee: the costs of computing the Special Taxes and of preparing the amended Special Tax Roll (whether by the Village or designee thereof or both); the costs of collecting the Special Taxes (whether by the Village, the County, or otherwise); and the costs of the Village or designee in complying with the disclosure requirements of applicable federal and state securities laws and of the Act, including, but not limited to, public inquiries regarding the Special Taxes. Administrative Expenses shall also include amounts advanced by the Village for any administrative purpose of SSA No. 1 including the costs of commencing and pursuing to completion any foreclosure action arising from and pursuing the collection of delinquent Special Taxes, and the reasonable fees of legal counsel to the Village incurred in connection with all of the foregoing.

**"Administrator"** means the designee of the Village responsible for determining the Special Taxes and assisting the Village and the County in providing for the collection of the Special Taxes, and any other administrative efforts related to SSA No. 1.

**"Board"** means the President and Board of Trustees of the Village of Elwood, having jurisdiction over SSA No. 1.

**"County"** means the County of Will, Illinois.

**"Developable Acre"** for a Parcel means the Acres for the Parcel reduced by any retention/detention areas and/or public streets located thereon.

**"Industrial/Warehouse Special Tax"** means the special tax for such land use set forth in Section VI below.

**"Intermodal Rail Facility/Auto Yard Special Tax"** means the special tax for such land use set forth in Section VI below.

**"Maximum Parcel Special Tax"** means the maximum special tax, determined in accordance with Section V that can be collected by the Village in any Calendar Year on any Parcel.

**"Maximum SSA Special Taxes"** means the aggregate Maximum Parcel Special Taxes for any Tax Year, not to exceed \$1,051,500, plus any additional special taxes levied, in accordance with any supplemental ordinances adopted by the Village.

**"Parcel"** means a lot or parcel within the boundaries of SSA No. 1 shown on a PIN Map.

**"PIN Map"** means an official map of the County designating parcels by permanent index number.

**"Power Plant Special Tax"** means the special tax for such land use set forth in Section VI below.

**"Retail Special Tax"** means the special tax for such land use set forth in Section VI below.

**"Special Tax"** means the special tax to be extended in each Calendar Year on each Parcel.

**"Special Tax Requirement"** means that amount determined by the Village or its designee as required in any Calendar Year to pay: (1) the Administrative Expenses, (2) the special services, (3) reasonably anticipated delinquent Special Taxes, and (4) less any funds available to pay for the foregoing pursuant to agreements with the Village including but not limited to a certain annexation agreement between the Village and Center Point Intermodal, LLC; Center Point Realty Services, Inc.; Center Point Properties Trust; and the United States of America, acting by and through the Secretary of the Army, Department of the Army dated the 12<sup>th</sup> day of June 2000, as amended.

**"Special Tax Roll"** means the Special Tax Roll included herein as Exhibit A, as may be amended pursuant to Section VI.

**"Tax Year"** means the twelve-month period starting January 1 and ending December 31.

**"Village"** means the Village of Elwood, County of Will, State of Illinois.



### **III. SPECIAL SERVICE AREA DESCRIPTION**

#### **A. BOUNDARIES**

SSA No. 1, otherwise known as the CenterPoint Intermodal Center (the "Center"), is irregularly shaped, but generally bound to the west by West TNT Road and to the north by Arsenal Road. From West TNT Road, SSA Number One extends east to Baseline Road, excepting the Village's Water and Wastewater Treatment Plant. From Baseline Road, SSA Number One continues east between Drummond Road and Deer Run Industrial Park East Access Road to Mississippi Avenue and Park Road. South of Deer Run Industrial Park East Access Road, SSA Number One generally extends east from Diagonal Road to Illinois Route 53. A complete map and legal description of the boundaries is attached as Exhibit A to the Proposing Ordinance.

#### **B. LAND USES**

The SSA is comprised predominately of a large multi-modal rail facility and industrial uses such as warehousing and distribution. Ancillary retail sites and a power plant site may also be developed.

### **IV. SPECIAL SERVICES**

SSA No. 1 is authorized to fund the provision of certain public services conferring special benefit to the territory therein and in addition to municipal services provided to the Village as a whole.

#### **A. GENERAL DESCRIPTION**

The special services generally consist of law enforcement, street and streetscape maintenance, storm water management, and special service area administration. These special services are more fully described below:

- Law Enforcement: Police personnel (i.e., one full-time officer position, one part-time officer position, and a supervisor or sergeant), including training, salary, and benefits; uniforms, supplies, and equipment; other related costs and expenses; and the acquisition, maintenance and replacement of police department vehicles;
- Street Maintenance: Maintenance, including reconstruction, repair, snow plowing, and mowing of grass located within the right-of-way of public streets and roads located within the SSA, including maintenance personnel salary; benefits; uniforms, supplies, and equipment; other related costs and expenses; and the acquisition, maintenance and replacement of public works vehicles;
- Storm Water Management: Maintenance of storm water retention and detention areas within the SSA, including mowing and

inspection of inlet and outlet piping and appurtenant structures;  
and

- Administrative Expenses

## **B. ESTIMATED COSTS**

The Village has estimated annual law enforcement, snow removal, streetscape maintenance costs, and Administrative Expenses. The law enforcement services provided to the SSA are necessary to meet the increased demand for such services resulting from the Center's development, and will not be replacing services already available. The cost for these law enforcement services are a function of the personnel, equipment, and supplies required to provide the Center with twenty-four hour a day, seven day a week police protection. Estimated snow removal and streetscape maintenance costs reflect the Village's historical costs to provide such services.

Annual street maintenance and repair and storm water management costs have been estimated by Consoer Townsend Envirodyne Engineers, Inc. ("CTE"). CTE has estimated road maintenance costs in accordance with Illinois Department of Transportation guidelines, which are generally a function of road miles and age. Based upon available retention pond maintenance data, CTE estimates the retention pond maintenance will average four percent (4.00%) of projected construction costs.

Detailed special services cost estimates for the period 2003 through 2024 are shown in Exhibit A. These costs reflect estimated inflation as well as periodic maintenance and repairs. Average and peak annual special services costs by major service category are summarized in Table 1 on the following page.

**TABLE 1**  
**SSA NUMBER ONE (CENTERPOINT INTERMODAL CENTER)**  
**AVERAGE AND MAXIMUM ANNUAL SPECIAL SERVICES COSTS**

<b>SPECIAL SERVICE</b>	<b>AVERAGE</b>	<b>MAXIMUM</b>
LAW ENFORCEMENT	\$292,205	\$382,500
SNOW REMOVAL + MOWING	\$174,795	\$316,000
STREET REPAIR	\$142,250	\$271,000
STORMWATER MANAGEMENT	\$52,000	\$52,000
ADMINISTRATIVE EXPENSES	\$21,818	\$30,000
<hr/> TOTAL	<hr/> \$683,068	<hr/> \$1,051,500

## **C. ALLOCATION**

Special taxes levied pursuant to the Special Service Area Act must bear a rational relationship to the benefit received from the special services funded thereby. Therefore, the special services proposed to be financed by SSA No. 1 have been allocated in accordance with the benefit conferred to the property therein, with benefit estimated to be a function of (i) the service or benefit area for said special services and (ii) the relative demand for the special services (i.e., the benefit conferred to a property within a given benefit area is estimated to be a function of its demand for the applicable special services relative to other property). A discussion of the relevant service area(s) and measures of special services demand follows below.

### **1. BENEFIT AREA**

The area benefited from the special services is the land included within the boundaries of the SSA. All of the special services funded by the SSA provide a direct, special, and local benefit to the property therein. As mentioned previously, the law enforcement services have been structured by the Village specifically to meet the law enforcement demands of the Center. The public streets that will be maintained comprise the arterial circulation system within the SSA, and the retention and/or detention areas that will be maintained are integral to the storm water management system within the SSA.

### **2. SPECIAL SERVICES DEMAND**

Special services demand is estimated using a combination of empirical and industry standard data. As is discussed in the following sections, the benefit conferred by the special services proposed to be funded by SSA No. 1 applies uniformly by land use type.

#### **a. LAW ENFORCEMENT**

Recent data compiled by the Village's Police Department indicate that the vast majority of officer time is spent onsite, performing routine vehicle patrols. Call volume is relatively low. For example, excluding traffic enforcement, officers respond to an average of 3.5 law enforcement incidents (e.g., alarm calls, assisting motorist, etc.) per month. Traffic citations also average 3.5 per month, but the short-term trend indicates that this may decline. The data also show that law enforcement activities are attributable to both the multi-modal rail facility and warehouse uses.

The focus of the law enforcement activities is the protection of property within the SSA from vandalism, theft, and other criminal activities. Therefore, law enforcement demand is deemed to be a

function of the patrol area and costs are allocated on a developable acreage basis. Tables 2-A and 3-A show the developable acreage and percentage distribution of developable acreage, respectively, by major land use category, assuming that a power plant is not built. Tables 2-B and 3-B show the developable acreage and percentage distribution of developable acreage, respectively, by major land use category assuming that a power plant is built.

**b. STREET MAINTENANCE**

Street maintenance costs are allocated in proportion to buildout traffic generation, the primary determinant of the required vehicle capacity for the roads serving the SSA. As with the construction of the roads, their maintenance benefits both improved and unimproved properties. Because vehicle weight will have a significant impact on street repairs, truck trips are weighted twenty-four times higher than other vehicle trips when allocating these costs<sup>1</sup>. Truck and other vehicle trips are weighted equally for purposes of allocating all other street maintenance costs. Table 2-A below shows the projected average daily trips<sup>2</sup>, weighted and unweighted, under the assumption that the power plant is not built. Table 3-A shows the percentage distribution of trips under this assumption. Table 2-B shows the projected average daily trips<sup>3</sup>, weighted and unweighted, under the assumption that the power plant is built. Table 3-B shows the percentage distribution of trips under this assumption.

**c. STORM WATER MANAGEMENT**

The storm water management maintenance costs are allocated in proportion to estimated impervious ground area, a primary consideration when estimating storm flows. Storm sewer and detention facilities are sized based upon estimated storm flows which vary with the size of the tributary drainage area, slope, soil type, antecedent runoff condition, and impervious ground cover. In its "Urban Hydrology for Small Watersheds: TR-55" (the "TR-55 Manual"), the United States Department of Agriculture indicates average "runoff curve numbers" by land use for purposes of measuring storm flows or runoff. The runoff curve equation estimates storm runoff given a particular volume of rainfall.

The runoff curve numbers for fully developed urban areas indicated in the TR-55 Manual vary by land use type, impervious

<sup>1</sup> Data from the United States Department of Transportation's 1997 Vehicle Inventory and use Survey indicate a wide range in truck weights, with approximately 47% percent of the recorded weights for large trucks operating in the State in excess of 40,000 pounds. Based on the rail yard and warehouse uses within the SSA, it is anticipated that average truck weight will be at least 60,000 pounds.

<sup>2</sup> TransSystems Corporation's Traffic Impact Study dated April 2003.

<sup>3</sup> TransSystems Corporation's Traffic Impact Study dated April 2003.

area, and hydrologic soil group. Assuming generally uniform antecedent runoff and hydrologic soil conditions within the SSA, storm flows will tend to vary with land use and impervious area. The TR-55 Manual indicates that impervious area will range from seventy-two percent (72%) for industrial uses to eighty-five percent (85%) for commercial uses. Given, the heavy concentration of warehouse facilities, it is anticipated that impervious area percentages within the SSA will be uniform and on the high end for non-residential uses. Therefore, an impervious area percentage of 85 is applied to the multi-modal rail facility and industrial park property. It is anticipated that the power plant be located on a 57.77 acre site and will generate approximately 625 megawatts. It is also anticipated that the power plant will be water-cooled and have off-site retention ponds. Therefore, the impervious area for the power plant is estimated at fifty percent (50%). Tables 2-A and 3-A show the project impervious areas and the percentage distribution of impervious acreage, respectively, assuming that the power plant is not built. Tables 2-B and 3-B show the project impervious areas and the percentage distribution of impervious acreage, respectively, assuming that the power plant is built.

TABLE 2-A SSA NUMBER ONE (CENTERPOINT INTERMODAL CENTER) SPECIAL SERVICES USAGE FACTORS									
LAND USE	DEVELOPABLE	ACRES [1]	UNWEIGHTED AVG DAILY TRIP ENDS [2,3]		WEIGHTED AVG DAILY TRIP ENDS [2,3]		TRUCKS		TOTAL
			IMPERVIOUS %	TRUCKS	VEHICLES	TRUCKS	VEHICLES	TRUCKS	VEHICLES
INTERMODAL RAIL FACILITY/AUTO YARD	620.00	85.00%	527.00	2,700.00	1,400.00	4,100.00	64,800.00	1,400.00	66,200.00
INDUSTRIAL/WAREHOUSE	941.77	85.00%	800.50	1,688.00	19,412.00	21,100.00	40,512.00	19,412.00	59,924.00
RETAIL	30.00	85.00%	25.50		7,150.00	7,150.00		7,150.00	7,150.00
<b>TOTAL</b>	<b>1,591.77</b>		<b>1,353.00</b>	<b>4,388.00</b>	<b>27,962.00</b>	<b>32,350.00</b>	<b>105,312.00</b>	<b>27,962.00</b>	<b>133,274.00</b>
[1] DEVELOPABLE ACRES CALCULATED BY CENTERPOINT PROPERTIES. [2] 35% PASS-BY FACTOR EMPLOYED FOR RETAIL BASED ON ITE 5TH EDITION. [3] TRUCK TRIPS WEIGHTED AT 24:1.									

TABLE 2-B

## SSA NUMBER ONE (CENTERPOINT INTERMODAL CENTER)

## SPECIAL SERVICES USAGE FACTORS

LAND USE	ACRES [1]		UNWEIGHTED AVG DAILY TRIP ENDS [2,3]		WEIGHTED AVG DAILY TRIP ENDS [2,3]	
	DEVELOPABLE	IMPERVIOUS %	TRUCKS	VEHICLES	TRUCKS	VEHICLES
INTERMODAL RAIL FACILITY/AUTO YARD	620.00	85.00%	2,700.00	1,400.00	64,800.00	1,400.00
INDUSTRIAL/WAREHOUSE	884.00	85.00%	1,632.00	18,768.00	39,168.00	18,768.00
RETAIL	30.00	85.00%		7,150.00		7,150.00
POWER PLANT	57.77	50.00%		700.00		700.00
TOTAL	1,591.77		4,332.00	28,018.00	103,968.00	28,018.00
						131,986.00

[1] DEVELOPABLE ACRES CALCULATED BY CENTERPOINT PROPERTIES.

[2] 35% PASS-BY FACTOR EMPLOYED FOR RETAIL BASED ON ITE 5TH EDITION.

[3] TRUCK TRIPS WEIGHTED AT 24:1.



**TABLE 3-A**  
**SSA NUMBER ONE (CENTERPOINT INTERMODAL CENTER)**  
**PERCENTAGE DISTRIBUTION OF SPECIAL SERVICES USAGE**

LAND USE	ACRES		AVG DAILY TRIP ENDS	
	DEVELOPABLE	IMPERVIOUS	UNWEIGHTED	WEIGHTED
INTERMODAL RAIL FACILITY/AUTO YARD	38.95%	38.95%	12.67%	49.67%
INDUSTRIAL/WAREHOUSE	59.16%	59.16%	65.22%	44.96%
RETAIL	1.88%	1.88%	22.10%	5.36%
<b>TOTAL</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>
* RAIL AND AUTO YARD LOCATED ON SAME PIN.				

**TABLE 3-B**  
**SSA NUMBER ONE (CENTERPOINT INTERMODAL CENTER)**  
**PERCENTAGE DISTRIBUTION OF SPECIAL SERVICES USAGE**

LAND USE	ACRES		AVG DAILY TRIP ENDS	
	DEVELOPABLE	IMPERVIOUS	UNWEIGHTED	WEIGHTED
INTERMODAL RAIL FACILITY/AUTO YARD	38.95%	39.54%	12.67%	50.16%
INDUSTRIAL/WAREHOUSE	55.54%	56.38%	63.06%	43.90%
RETAIL	1.88%	1.91%	22.10%	5.42%
POWER PLANT	3.63%	2.17%	2.16%	0.53%
TOTAL	100.00%	100.00%	100.00%	100.00%
* RAIL AND AUTO YARD LOCATED ON SAME PIN.				

**TABLE 4-A**  
**SSA NUMBER ONE (CENTERPOINT INTERMODAL CENTER)**

**ALLOCATION OF SPECIAL SERVICES**

<b>LAND USE</b>	<b>LAW ENFORCEMENT</b>	<b>STREET MAINTENANCE</b>	<b>STORM WATER MANAGEMENT</b>	<b>ADMINISTRATIVE EXPENSES</b>	<b>TOTAL</b>
INTERMODAL RAIL FACILITY/AUTO YARD	\$148,985	\$191,310	\$20,254	\$10,589	\$371,138
INDUSTRIAL/WAREHOUSE	\$226,306	\$318,840	\$30,766	\$16,914	\$592,826
RETAIL	\$7,209	\$76,849	\$980	\$2,497	\$87,536
<b>TOTAL</b>	<b>\$382,500</b>	<b>\$587,000</b>	<b>\$52,000</b>	<b>\$30,000</b>	<b>\$1,051,500</b>

### 3. ALLOCATED COSTS

Multiplying the maximum special services costs in Table 1 by the applicable percentages in Tables 3-A and 3-B yields the allocated special services costs as shown in Tables 4-A and 4-B, respectively. Note, Administrative Expenses are allocated in proportion to the special services.

**TABLE 4-B**  
**SSA NUMBER ONE (CENTERPOINT INTERMODAL CENTER)**  
**ALLOCATION OF SPECIAL SERVICES**

LAND USE	LAW ENFORCEMENT	STREET MAINTENANCE	STORM WATER MANAGEMENT	ADMINISTRATIVE EXPENSES	TOTAL
INTERMODAL RAIL FACILITY/AUTO YARD	\$148,985	\$192,842	\$20,561	\$10,643	\$373,031
INDUSTRIAL/WAREHOUSE	\$212,424	\$309,603	\$29,317	\$16,192	\$567,536
RETAIL	\$7,209	\$77,015	\$995	\$2,503	\$87,722
POWER PLANT	\$13,882	\$7,540	\$1,127	\$662	\$23,211
<b>TOTAL</b>	<b>\$382,500</b>	<b>\$587,000</b>	<b>\$52,000</b>	<b>\$30,000</b>	<b>\$1,051,500</b>

**D. ALTERNATIVES, MODIFICATIONS, AND/OR SUBSTITUTIONS**

The description of the special services, as set forth herein, are general in nature. The actual special services provided may include substitutes, in lieu or modifications to the proposed special services in order to meet the specific law enforcement, street maintenance, and storm water management needs of the SSA. Any such substitution or modification to the special services shall not be a change or modification in the proceedings, as long as the special services provided are substantially similar to those as set forth in this Report.

**V. MAXIMUM PARCEL SPECIAL TAX**

**A. DETERMINATION**

The Special Tax amounts for each land use are computed by dividing each respective land use's allocation of the estimated maximum special services costs by the applicable number of Developable Acres as shown in Tables 5-A and 5-B below. The Maximum Parcel Special Tax for a Parcel shall be calculated by multiplying the Developable Acres for such Parcel, as determined by the Administrator, by the Intermodal Rail Facility/Auto Yard Special Tax, Industrial/Warehouse Special Tax, Retail Special Tax, or power plant Special Tax, as applicable. Therefore, the Maximum Parcel Special Tax is weighted in proportion to the allocation of the special services as shown in Section IV, and consequently the amount of the Maximum Parcel Special Tax bears a rational relationship to the benefit that the special services render to each Parcel within the SSA as required pursuant to the Act.

Note, the Special Tax Roll, attached as Exhibit A, is predicated on the assumption that a power plant is not built. If a power plant is built, then the Special Tax Roll will be amended pursuant to Section V.D.

**TABLE 5-A**  
**SSA NUMBER ONE (CENTERPOINT INTERMODAL CENTER)**

**SPECIAL TAX/ACRE**  
**2003 TAX YEAR**

LAND USE	MAXIMUM	DEVELOPABLE	SPECIAL TAX/ACRE
	ANNUAL SPECIAL SERVICES	ACRES	
INTERMODAL RAIL FACILITY + AUTO YARD	\$371,138	620.00	\$599
INDUSTRIAL/WAREHOUSE	\$592,826	941.77	\$629
RETAIL	\$87,536	30.00	\$2,918
<hr/> TOTAL	<hr/> \$1,051,500	<hr/> 1,591.77	

**TABLE 5-B**  
**SSA NUMBER ONE (CENTERPOINT INTERMODAL CENTER)**

**SPECIAL TAX/ACRE**  
**2003 TAX YEAR**

LAND USE	MAXIMUM	DEVELOPABLE	SPECIAL TAX/ACRE
	ANNUAL SPECIAL SERVICES	ACRES	
INTERMODAL RAIL FACILITY + AUTO YARD	\$373,031	620.00	\$602
INDUSTRIAL/WAREHOUSE	\$567,536	884.00	\$642
RETAIL	\$87,722	30.00	\$2,924
POWER PLANT	\$23,211	57.77	\$402
<b>TOTAL</b>	<b>\$1,051,500</b>	<b>1,591.77</b>	



**B. ESCALATION**

The Intermodal Rail Facility/Auto Yard Special Tax, Industrial/Warehouse Special Tax, Retail Special Tax, and Power Plant Special Tax amounts, if applicable will remain level through Tax Year 2022. Thereafter, they will escalate in accordance with any positive percentage change in the Consumer Price Index for the Chicago-Gary-Kenosha, IL-IN-WI metropolitan area.

**C. TERM**

The Intermodal Rail Facility/Auto Yard Special Tax, Industrial/Warehouse Special Tax, Retail Special Tax, and Power Plant Special Tax amounts, if applicable, will be levied each Tax Year as necessary to meet the Special Tax Requirement.

**D. SPECIAL TAX ROLL AMENDMENT**

Following each Tax Year, in conjunction with the ordinance levying the special tax adopted by the Village, the Village shall amend the Special Tax Roll to reflect the Maximum Parcel Special Tax applicable to any new Parcels established by the County. In addition, the Special Tax Roll shall be amended following the issuance of a building permit for a power plant. The amended Special Tax Roll shall be recorded with the County.

**VI. ABATEMENT AND COLLECTION**

**A. ABATEMENT**

On or before the last Tuesday of December of each Calendar Year, commencing with Tax Year 2003 and for each following Tax Year, the Board or its designee shall determine the Special Tax Requirement, and the Special Tax shall be levied, in equal percentages, up to 100% of the Maximum Parcel Special Tax until the amounts so levied equal the Special Tax Requirement. Levied in equal percentages means that the amount levied for each Parcel, computed as a percentage of its applicable Maximum Parcel Special Tax, is the same.

**B. COLLECTION PROCESS**

It is anticipated that the Village will bill and collect the Special Tax, with the special tax bill due in one or more installments as specified on said bill. However, at the discretion of the Village, the Special Tax may be billed and collected by the County in the same manner and at the same time as general ad valorem property taxes. The lien and foreclosure remedies provided for in Article 9 of the Illinois Municipal Code shall apply upon the nonpayment of the Special Tax. The Board may provide for other means of collecting the Special Tax, if necessary to meet the financial obligations of SSA No. 1.

### C. ADMINISTRATIVE REVIEW

Any owner of a Parcel claiming that a calculation error has been made in the amount of the Special Tax applicable to such Parcel for any Tax Year may send a written notice describing the error to the Administrator not later than thirty (30) days after having paid the Special Tax that is alleged to be in error. The Administrator shall promptly review the notice, and if necessary, meet with the property owner, consider written and oral evidence regarding the alleged error, and decide whether, in fact, such an error occurred. If the Administrator determines that an error did in fact occur, the Administrator, at his or her discretion, may issue amended special tax bills or make an adjustment in the amount of the Special Tax applicable to such Parcel in the next Tax Year. The decision of the Administrator regarding any error in respect to the Special Tax shall be final.

### VII. AMENDMENTS

This Report may be amended by ordinance of the Village and, to the maximum extent permitted by the Act, such amendments may be made without further notice under the Act and without notice to owners of property within SSA No. 1 in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Special Tax so as to assure the efficient collection of the Special Tax, (iii) otherwise improve the ability of the Village to fulfill its obligations to levy, extend, and collect the Special Tax and to make it available for the payment of the special services, and (iv) make any change deemed necessary or advisable by the Village, provided such change is not detrimental to the owners of property subject to the Maximum Parcel Special Tax. No such amendment shall be approved by the Board if it violates any other agreement binding upon the Village and unless and until it has (i) found and determined that the amendment is necessary and appropriate and (ii) received a legal opinion to the effect that the amendment does not violate the Act, and is authorized pursuant to the terms of this Report.

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**EXHIBIT A**

**SPECIAL TAX ROLL**

SPECIAL TAX ROLL  
VILLAGE OF ELWOOD  
SSA NO. 1  
TAX YEAR 2003

PIN	DEVELOPABLE ACRES			MAXIMUM PARCEL SPECIAL TAX
	INTERMODAL RAIL FACILITY/ AUTO YARD	INDUSTRIAL/ WAREHOUSE	RETAIL	
10-25-101-001		58.5960		\$36,885
10-25-101-002				\$0
10-25-101-003		4.79		\$3,014
10-25-201-001	82.93			\$49,644
10-25-201-002		10.04		\$6,320
10-25-201-003		28.98		\$18,240
10-25-301-001	5.61			\$3,357
10-26-400-002		349.69		\$220,120
10-26-401-001		10.86		\$6,838
10-35-400-005	94.72			\$56,702
10-35-401-001	13.70			\$8,200
10-36-101-001	360.93			\$216,059
10-36-101-002	31.41			\$18,805
10-36-201-001	21.09			\$12,627
10-36-401-001	9.59			\$5,743
11-30-101-001		31.19		\$19,635
11-30-101-002		37.20		\$23,419
11-30-101-003		12.65		\$7,963
11-30-201-001		174.85		\$110,068
11-30-201-002		33.67		\$21,198
11-30-202-001		0.55		\$345
11-30-202-002		17.17		\$10,809
11-30-203-001				\$0
11-30-401-001		56.69		\$35,685
11-30-401-002		114.84		\$72,288
11-30-401-002			30.00	\$87,536
11-30-401-002				\$0
<b>TOTAL</b>	<b>620.00</b>	<b>941.77</b>	<b>30.00</b>	<b>\$1,051,500</b>



## VILLAGE OF ELWOOD

P. O. BOX 435  
ELWOOD, ILLINOIS 60421  
(815) 423-5011  
FAX (815) 423-6861

### CERTIFICATION

I, PATRICIA BUCHENAU, VILLAGE CLERK OF THE VILLAGE OF ELWOOD, WILL COUNTY, ILLINOIS, do hereby certify that I am the keeper of the Ordinances of said Municipality; and that the attached and foregoing is a true, correct and complete copy of Ordinance No. 738, An Ordinance of the Village of Elwood, Will County, Illinois Establishing Special Service Area Number 1, passed by the Board of Trustees of said Municipality on 6<sup>th</sup> day of October, A.D. 2003 as appears from the records of said Municipality.

IN WITNESS WHEREOF, I have hereunto set my hand as VILLAGE CLERK of said Municipality and have hereunto affixed the seal thereof this 21<sup>st</sup> day of October A.D., 2003.



## Julie Friebele

---

**From:** Marian Gibson  
**Sent:** Wednesday, September 20, 2017 3:40 PM  
**To:** Julie Friebele  
**Subject:** FW: Letter in regards to Edgerton & NorthPoint Development  
**Attachments:** Letter, Village of Elwood, IL - President & Village Board Members.pdf

fyi

Marian T. Gibson, ICMA-CM  
Village Administrator  
Village of Elwood  
401 East Mississippi Ave.  
Elwood, IL 60421  
[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)  
815 424-1094 (Direct)  
815 509-2282 (Cell)  
815 423-6861 (Fax)

**From:** Marian Gibson [mailto:[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)]  
**Sent:** Wednesday, September 20, 2017 3:39 PM  
**To:** Darryl P. Lab ([darryl.lab@villageofelwood.com](mailto:darryl.lab@villageofelwood.com)) <[darryl.lab@villageofelwood.com](mailto:darryl.lab@villageofelwood.com)>; Dean Lowrance ([dean.lowrance@villageofelwood.com](mailto:dean.lowrance@villageofelwood.com)) <[dean.lowrance@villageofelwood.com](mailto:dean.lowrance@villageofelwood.com)>; Doug Jenco ([doug.jenco@villageofelwood.com](mailto:doug.jenco@villageofelwood.com)) <[doug.jenco@villageofelwood.com](mailto:doug.jenco@villageofelwood.com)>; 'Jasen Melahn ([asstchief.melahn@elwoodfpd.com](mailto:asstchief.melahn@elwoodfpd.com))' <[asstchief.melahn@elwoodfpd.com](mailto:asstchief.melahn@elwoodfpd.com)>; Mary Matichak <[mary.matichak@villageofelwood.com](mailto:mary.matichak@villageofelwood.com)>; Todd Matichak ([mayor.matichak@villageofelwood.com](mailto:mayor.matichak@villageofelwood.com)) <[mayor.matichak@villageofelwood.com](mailto:mayor.matichak@villageofelwood.com)>  
**Cc:** 'David Silverman' <[dsilverman@msclawfirm.com](mailto:dsilverman@msclawfirm.com)>  
**Subject:** FW: Letter in regards to Edgerton & NorthPoint Development

All,

Per the request of Mayor Roberts, Edgerton, I am forwarding the attached letter to you.

Marian T. Gibson, ICMA-CM  
Village Administrator  
Village of Elwood  
401 East Mississippi Ave.  
Elwood, IL 60421  
[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)  
815 424-1094 (Direct)  
815 509-2282 (Cell)  
815 423-6861 (Fax)

**From:** Donald Roberts  
**Sent:** Tuesday, September 19, 2017 1:18 PM  
**To:** 'Mayor.matichak@villageofelwood.com' <[Mayor.matichak@villageofelwood.com](mailto:Mayor.matichak@villageofelwood.com)>

September 19, 2017

President and Village Board Members  
401 E. Mississippi Ave.  
Elwood, IL 60421

**Re: NorthPoint Development**

Dear Mayor Matichak and Village Trustees,

I'm writing to provide you with some information relating to the City of Edgerton's partnership with NorthPoint Development.

NorthPoint's Logistics Park Kansas City (LPKC) opened in 2013 and is a 1,700-acre master-planned distribution and warehouse development located just southwest of Kansas City. It has the capacity for 17-million-square feet of space. LPKC is located near an intermodal facility.

Before the LPKC was built, there was considerable discussion – as well as concerns – from the community regarding the project. I believe that this dialogue was healthy and prompted feedback from residents that NorthPoint ultimately incorporated into its plan to benefit the City and residents.

More recently, I've received calls and inquiries from Elwood residents, asking me about LPKC and the City's relationship with NorthPoint. I thought it would be helpful to share my perspective.

In my experience, NorthPoint is a company with integrity that goes above and beyond. They've been good neighbors in Edgerton and strive to do the right thing for the City and its residents.

LPKC supports more than 3,900 full-time positions and generates valuable revenue that the City relies upon to operate and provide services to residents. We're happy to have these employees, contributing to our economy by visiting local stores and restaurants. Additionally, NorthPoint assumed all of the financial risk with constructing the park.

NorthPoint has worked behind the scenes to support the community, annually funding the Edgerton Frontier Days, sponsoring school events, sponsoring the Edgerton Historical Society and donating the most of any corporate sponsor to the Mayor's Christmas Tree Fund, which helps disadvantaged residents during the holiday season.

NorthPoint's project in Edgerton is also funding a \$15-\$20 million bridge through the Public Infrastructure Fund (PIF). The bridge that will be located on 207<sup>th</sup> Street will ensure

Cc: 'Marian.givson@villageofelwood.com' <Marian.givson@villageofelwood.com>; Beth Linn <blinn@edgertonks.org>

**Subject:** Letter in regards to Edgerton & NorthPoint Development

Mayor Matichak,

I have been receiving calls from your area in regards to NorthPoint Development so I thought it would be easier to send you a letter with my thoughts. Also in the letter is an invitation to come take a tour of Edgerton and LPKC. I highly encourage taking a look so you and representatives from the Village of Elwood can see firsthand.

Please find the letter attached and if you have any questions feel free to contact me.

Sincerely,  
Donald Roberts



**Donald Roberts** • Mayor  
City of Edgerton, KS  
404 East Nelson • Edgerton, KS 66021  
913.893.6231 • 913.893.6232 (f)  
[www.edgertonks.org](http://www.edgertonks.org) • 913.636.4099 Cell



## Julie Friebele

---

**From:** Marian Gibson  
**Sent:** Friday, December 09, 2016 4:47 PM  
**To:** Ann Vanvooren  
**Cc:** Julie Friebele; Ashleigh Spacht  
**Subject:** RE: TIF

Ann,  
Please forward as soon as you have this. Our JRB meeting is the 15<sup>th</sup> and I would like to add the Comptroller upload to their packets.  
Thanks for your help,

*Marian T. Gibson, ICMA-CM*  
Village Administrator  
Village of Elwood  
401 East Mississippi Ave.  
Elwood, IL 60421  
[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)  
815 424-1094 (Direct)  
815 509-2282 (Cell)  
815 423-6861 (Fax)

**From:** Ann Vanvooren [mailto:[avanvooren@lauterbachamen.com](mailto:avanvooren@lauterbachamen.com)]  
**Sent:** Tuesday, December 06, 2016 4:15 PM  
**To:** Marian Gibson <[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)>  
**Cc:** Julie Friebele <[julie.friebele@villageofelwood.com](mailto:julie.friebele@villageofelwood.com)>; Ashleigh Spacht <[ashleigh.spacht@villageofelwood.com](mailto:ashleigh.spacht@villageofelwood.com)>  
**Subject:** RE: TIF

Hi Marian,

Great thanks. By the end of the week I will send you the TIF cover page which the TIF administrator will need to sign.

Thanks,

*Ann Van Vooren*

Lauterbach & Amen, LLP  
Certified Public Accountants  
27W457 Warrenville Road  
Warrenville, IL 60555  
630.393.1483 Phone  
630.393.2516 Fax

[avanvooren@lauterbachamen.com](mailto:avanvooren@lauterbachamen.com)  
[www.lauterbachamen.com](http://www.lauterbachamen.com)

that trains will no longer shut off passenger vehicle access on a major entrance to our residential area. Funding of this bridge was not possible until NorthPoint's project became the funding source.

After I recently informed the company about a resident whose battle with multiple sclerosis become debilitating and made it difficult for her to get around her house, NorthPoint quietly paid for the construction of an ADA-compliant bathroom to ensure she could remain in her home.

I can also tell you that LPKC has not contributed to any additional crime, despite more employees visiting each day. In fact, overall crime in Edgerton has dropped since LPKC has been operating, especially violent crime.

Edgerton residents expressed several reasonable concerns to us and to NorthPoint when the project was announced. The company answered their questions and ours, and later made good on the commitments they made based on our feedback.

Our partnership with NorthPoint represents precisely the kind of positive relationship a City and business should maintain. NorthPoint is an engaged, responsive partner and good corporate citizen. Beyond the financial contributions and benefits to Edgerton, NorthPoint brings an intangible to the community and strives to improve our quality of life, which you cannot put a dollar figure on.

In closing I would like to also offer to show you and the Village Trustees the accomplishments that we have seen here in Edgerton. If you would like to schedule a visit to Edgerton, please let me know so that we can schedule some tours.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donald Roberts', written over a horizontal line.

Donald Roberts  
Mayor  
City of Edgerton

**From:** Marian Gibson [<mailto:marian.gibson@villageofelwood.com>]

**Sent:** Tuesday, December 06, 2016 4:04 PM

**To:** Ann Vanvooren <[avanvooren@lauterbachamen.com](mailto:avanvooren@lauterbachamen.com)>

**Cc:** Julie Friebele <[julie.friebele@villageofelwood.com](mailto:julie.friebele@villageofelwood.com)>; Ashleigh Spacht <[ashleigh.spacht@villageofelwood.com](mailto:ashleigh.spacht@villageofelwood.com)>

**Subject:** TIF

Ann,  
Just realized you need the Mayor's and Village Attorney's certifications before you can upload. We will get those to you asap. Is there anything else you would need?

*Marian T. Gibson, ICMA-CM*

Village Administrator

Village of Elwood

401 East Mississippi Ave.

Elwood, IL 60421

[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)

815 424-1094 (Direct)

815 509-2282 (Cell)

815 423-6861 (Fax)

## Julie Friebele

---

**From:** Marian Gibson  
**Sent:** Tuesday, December 06, 2016 4:04 PM  
**To:** Ann Vanvooren  
**Cc:** Julie Friebele; Ashleigh Spacht  
**Subject:** TIF

Ann,  
Just realized you need the Mayor's and Village Attorney's certifications before you can upload. We will get those to you asap. Is there anything else you would need?

*Marian T. Gibson, ICMA-CM*  
Village Administrator  
Village of Elwood  
401 East Mississippi Ave.  
Elwood, IL 60421  
[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)  
815 424-1094 (Direct)  
815 509-2282 (Cell)  
815 423-6861 (Fax)

## Julie Friebele

---

**From:** Marian Gibson  
**Sent:** Monday, December 12, 2016 4:20 PM  
**To:** Julie Friebele  
**Subject:** Fwd: Emailing: 2016 Annual TIF Report  
**Attachments:** 2016 Annual TIF Report.pdf; Untitled attachment 00175.htm

Marian T. Gibson, ICMA-CM  
Village Administrator  
Village of Elwood  
401 E. Mississippi  
Elwood, IL 60421  
(815) 424-1095 Direct  
(815) 509-2282 Cell  
Email [marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)

Begin forwarded message:

**From:** Marian Gibson <[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)>  
**Date:** December 12, 2016 at 9:00:54 AM CST  
**To:** Ann Vanvooren <[avanvooren@lauterbachamen.com](mailto:avanvooren@lauterbachamen.com)>  
**Subject:** Emailing: 2016 Annual TIF Report

Ann,  
See Attached.

Marian T. Gibson, ICMA-CM  
Village Administrator  
Village of Elwood  
401 East Mississippi Ave.  
Elwood, IL 60421  
[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)  
815 424-1094 (Direct)  
815 509-2282 (Cell)  
815 423-6861 (Fax)

Your message is ready to be sent with the following file or link attachments:

2016 Annual TIF Report

Note: To protect against computer viruses, e-mail programs may prevent

**Thomas J. Gilbert | Ottosen Britz Kelly Cooper Gilbert & DiNolfo, Ltd.**

9990 West 190th Street, Suite A | Mokena, Illinois 60448

t. 708-478-4600 | f. 708-478-6106 Direct line - 708-719-4135

[tgilbert@ottosenbritz.com](mailto:tgilbert@ottosenbritz.com) | [www.ottosenbritz.com](http://www.ottosenbritz.com)

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[Add to address book](#)

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**From:** Kreso, Alen  
**Sent:** Tuesday, February 02, 2016 3:35 PM  
**To:** Julie Friebele <[julie.friebele@villageofelwood.com](mailto:julie.friebele@villageofelwood.com)>  
**Subject:** RE: Deer Run Industrial Park EDPA TIF District--4/30/15 FS Request [ EXTERNAL ]

Thank you.

**From:** Julie Friebele [<mailto:julie.friebele@villageofelwood.com>]  
**Sent:** Tuesday, February 02, 2016 3:30 PM  
**To:** Kreso, Alen  
**Subject:** FW: Deer Run Industrial Park EDPA TIF District--4/30/15 FS Request [ EXTERNAL ]

Hi Alen,

I am great and I hope you are well!  
I am forwarding your request to Village Administrator Nick Narducci to assist you.

Enjoy your day!

Julie Friebele  
Village Clerk  
Village of Elwood  
401 E. Mississippi Avenue  
Elwood, IL 60421  
815-424-1079 Fax. 815-423-6861



**From:** Kreso, Alen [<mailto:akreso@ofiglobal.com>]  
**Sent:** Tuesday, February 02, 2016 9:54 AM  
**To:** 'Julie Friebele'  
**Subject:** RE: Deer Run Industrial Park EDPA TIF District--4/30/15 FS Request

**Good mornina Julie.**

Regards,

Alen

## Julie Friebele

---

**From:** Wesley Levy  
**Sent:** Wednesday, December 14, 2016 10:28 AM  
**To:** akreso@ofiglobal.com  
**Cc:** Julie Friebele (julie.friebele@villageofelwood.com)  
**Subject:** FW: Deer Run Industrial Park EDPA TIF District--4/30/16 FS Request  
**Attachments:** Elwood TIF 0416.pdf

Alen,

Please find attached the requested report for the Village of Elwood.

Regards,

*Wes Levy*

Lauterbach & Amen, LLP.  
Certified Public Accountants  
27W457 Warrenville Rd  
Warrenville, IL 60555  
P: (630) 393-1483  
C: (630) 207-3235  
F: (630) 393-2516  
[wlevy@lauterbachamen.com](mailto:wlevy@lauterbachamen.com)

**From:** Kreso, Alen [mailto:[akreso@ofiglobal.com](mailto:akreso@ofiglobal.com)]  
**Sent:** Wednesday, December 14, 2016 9:09 AM  
**To:** Julie Friebele <[julie.friebele@villageofelwood.com](mailto:julie.friebele@villageofelwood.com)>  
**Subject:** RE: Deer Run Industrial Park EDPA TIF District--4/30/16 FS Request

Good morning Julie.

I appreciate your help.

Regards,

**Alen Kreso, CFA**  
VP Senior Credit Analyst  
OppenheimerFunds, Rochester Division  
350 Linden Oaks, Rochester, NY 14625

Direct 585 512 3162  
Fax 585 383 1629  
[akreso@ofiglobal.com](mailto:akreso@ofiglobal.com)

**OppenheimerFunds®**  
The Right Way to Invest



## Julie Friebele

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**From:** Ann Vanvooren <avanvooren@lauterbachamen.com>  
**Sent:** Tuesday, January 10, 2017 4:26 PM  
**To:** Marian Gibson  
**Cc:** Wesley Levy; Ashleigh Spacht  
**Subject:** Re: FY 2016 TIF Report Elwood Village 099/040/32

Thanks.

Ann Van Vooren

On Jan 10, 2017, at 4:02 PM, Marian Gibson <[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)> wrote:

Ann,

Please see below. I don't have the password.

*Marian T. Gibson, ICMA-CM*

Village Administrator

Village of Elwood

401 East Mississippi Ave.

Elwood, IL 60421

[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)

815 424-1094 (Direct)

815 509-2282 (Cell)

815 423-6861 (Fax)

**From:** Gomez, Nancy [mailto:[Nancy.Gomez@illinoiscomptroller.gov](mailto:Nancy.Gomez@illinoiscomptroller.gov)]

**Sent:** Tuesday, January 10, 2017 3:23 PM

**To:** Marian Gibson <[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)>

**Subject:** RE: FY 2016 TIF Report Elwood Village 099/040/32

Marian,

Is the accounting firm uploaded the corrected tif report today? I have not seen it come through.

Thank you,

Nancy

---

**From:** Marian Gibson [mailto:[marian.gibson@villageofelwood.com](mailto:marian.gibson@villageofelwood.com)]

**Sent:** Tuesday, January 10, 2017 9:06 AM

**To:** Gomez, Nancy; Bill Offerman

**Cc:** Julie Friebele

**Subject:** RE: FY 2016 TIF Report Elwood Village 099/040/32

Nancy,

Please find attached the authorization letter from the Mayor. Ann VanVooren, with Lauterbach and Amen, the Village's accounting firm made the additional corrections. If there is anything else you need please contact me.

**From:** Robbie Day [mailto:[robbie.day@villageofelwood.com](mailto:robbie.day@villageofelwood.com)]  
**Sent:** Friday, September 08, 2017 2:16 PM

**To:** Cokic, Katherine  
**Subject:** Re: TIF Wire

I received nothing.

On Fri, Sep 8, 2017 at 11:32 AM, Cokic, Katherine <[Katherine.Cokic@bnymellon.com](mailto:Katherine.Cokic@bnymellon.com)> wrote:

Hi Robbie,

Did you ever receive a password for CONNECT/NEXEN? If so, they would be sending you emails to let you know when the statements have been generated and ready for your review. Do you just need a password reset? Please advise.

Regards,

Kathy Cokic

BNY Mellon Corporate Trust

2 N. LaSalle Street, Suite 700

Chicago, IL 60602

T [312.827.8525](tel:312.827.8525)

F [312.827.8522](tel:312.827.8522)

[Katherine.Cokic@bnymellon.com](mailto:Katherine.Cokic@bnymellon.com)

*This is ok to release*

*Your feedback is important to us. If you'd like to provide your feedback, please click on the client feedback button below.*

**From:** Robbie Day [mailto:[robbie.day@villageofelwood.com](mailto:robbie.day@villageofelwood.com)]

**Sent:** Friday, September 08, 2017 10:45 AM

**To:** Cokic, Katherine

**Subject:** Re: TIF Wire

Kathy,

I need to get set up to access our account online, I get weekly and monthly emails that statements and cash reports are available, but the messages are encrypted. Is this something you can help me with?

Thanks,

Robbie

On Fri, Sep 8, 2017 at 8:38 AM, Cokic, Katherine <[Katherine.Cokic@bnymellon.com](mailto:Katherine.Cokic@bnymellon.com)> wrote:

Thanks, Robbie.

Regards,

Kathy Cokic

BNY Mellon Corporate Trust

2 N. LaSalle Street, Suite 700

Chicago, IL 60602

T [312.827.8525](tel:312.827.8525)

F [312.827.8522](tel:312.827.8522)

[Katherine.Cokic@bnymellon.com](mailto:Katherine.Cokic@bnymellon.com)

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