





**SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))**  
**Provide an analysis of the special tax allocation fund.**

**FY 2020**

**Town of Cicero TIF #4 - Sportsman  
Park/Town Square**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 1,749,925

| SOURCE of Revenue/Cash Receipts:  | Revenue/Cash Receipts for Current Reporting Year | Cumulative Totals of Revenue/Cash Receipts for life of TIF | % of Total |
|---|--|--|------------|
| Property Tax Increment  | \$ 2,702,622                                     | \$ 17,560,828  | 84%        |
| State Sales Tax Increment   | \$ -   | \$ -   | 0%         |
| Local Sales Tax Increment   | \$ -   | \$ -   | 0%         |
| State Utility Tax Increment   | \$ -   | \$ -   | 0%         |
| Local Utility Tax Increment   | \$ -   | \$ -   | 0%         |
| Interest  | \$ 9,539   | \$ 42,248  | 0%         |
| Land/Building Sale Proceeds   | \$ -   | \$ 2,352,821   | 11%        |
| Bond Proceeds   | \$ -   | \$ -   | 0%         |
| Transfers from Municipal Sources  | \$ -   | \$ 1,034,259   | 5%         |
| Private Sources   | \$ -   | \$ -   | 0%         |
| Other (identify source _____; if multiple other sources, attach schedule) | \$ -   | \$ -   | 0%         |

All Amount Deposited in Special Tax Allocation Fund \$ 2,712,161

Cumulative Total Revenues/Cash Receipts \$ 20,990,156 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 4,213,815

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 4,213,815

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (1,501,654)

Previous Year Adjustment (Explain Below) \$ -

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 248,271

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

**Previous Year Explanation:**

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

FY 2020

TIF NAME:

Town of Cicero TIF #4 - Sportsman Park/Town Square

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

PAGE 1

| Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]  | Amounts | Reporting Fiscal Year |
|--|---------|-----------------------|
| 1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.                                   |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
| 2. Annual administrative cost.   |         | \$ -                  |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
| 3. Cost of marketing sites.  |         | \$ -                  |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
| 4. Property assembly cost and site preparation costs.  |         | \$ -                  |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
| 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area. |         | \$ -                  |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
| 6. Costs of the construction of public works or improvements.  | 4,164   | \$ -                  |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |
|  |         |                       |



**SECTION 3.2 A**

**PAGE 3**

|  |         |              |
|--|---------|--------------|
| 13. Relocation costs.  |         |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         | \$ -         |
| 14. Payments in lieu of taxes.   |         |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         | \$ -         |
| 15. Costs of job training, retraining, advanced vocational or career education.  |         |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         | \$ -         |
| 16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project. |         |              |
| Developer Reimbursements   | 590,401 |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         | \$ 590,401   |
| 17. Cost of day care services.   |         |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         |              |
|  |         | \$ -         |
| 18. Other.   |         |              |
| Transfer to TIF 2  | 470,000 |              |
| Transfer to TIF 3  | 740,000 |              |
| Transfer to TIF 5  | 5,000   |              |
|  |         |              |
|  |         |              |
|  |         | \$ 1,215,000 |

|                                    |  |                     |
|------------------------------------|--|---------------------|
| <b>TOTAL ITEMIZED EXPENDITURES</b> |  | <b>\$ 4,213,815</b> |
|------------------------------------|--|---------------------|







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

**FY 2020**

**TIF NAME:**

**Town of Cicero TIF #4 - Sportsman Park/Town Square**

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

**X**

**Check here if no property was acquired by the Municipality within the Redevelopment Project Area.**

**Property Acquired by the Municipality Within the Redevelopment Project Area.**

|  |  |
|--|--|
| Property (1):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

|  |  |
|--|--|
| Property (2):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

|  |  |
|--|--|
| Property (3):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

|  |  |
|--|--|
| Property (4):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

|  |  |
|--|--|
| Property (5):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

|  |  |
|--|--|
| Property (6):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

|  |  |
|--|--|
| Property (7):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

|  |  |
|--|--|
| Property (8):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

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

**FY 2020**

**TIF Name:**

**Town of Cicero TIF #4 - Sportsman Park/Town Square**

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

**Select ONE of the following by indicating an 'X':**

|  |   |
|--|---|
| <b>1. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.</b>                                  |   |
| <b>2. The Municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)</b> | X |
| <b>2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:</b>              | 4 |

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

| <b>TOTAL:</b>                                    | <b>11/1/99 to Date</b> | <b>Estimated Investment for Subsequent Fiscal Year</b> | <b>Total Estimated to Complete Project</b> |
|--|------------------------|--|--|
| Private Investment Undertaken (See Instructions) | \$ 67,309,676          | \$ -   | \$ 67,309,676                              |
| Public Investment Undertaken                     | \$ 21,828,000          | \$ -   | \$ 21,828,000                              |
| Ratio of Private/Public Investment               | 3 1/12                 |  | 3 1/12                                     |

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Festival Part at 34th & Laramie**

|  |               |  |               |
|--|---------------|--|---------------|
| Private Investment Undertaken (See Instructions) | \$ -          |  | \$ -          |
| Public Investment Undertaken                     | \$ 10,800,000 |  | \$ 10,800,000 |
| Ratio of Private/Public Investment               | 0             |  | 0             |

**Project 2\*: Wirtz Beverage of Illionois**

|  |               |  |               |
|--|---------------|--|---------------|
| Private Investment Undertaken (See Instructions) | \$ 46,986,194 |  | \$ 46,986,194 |
| Public Investment Undertaken                     | \$ 10,900,000 |  | \$ 10,900,000 |
| Ratio of Private/Public Investment               | 4 9/29        |  | 4 9/29        |

**Project 3\*: Walmart Supercenter**

|  |               |  |               |
|--|---------------|--|---------------|
| Private Investment Undertaken (See Instructions) | \$ 20,323,482 |  | \$ 20,323,482 |
| Public Investment Undertaken                     | \$ 48,000     |  | \$ 48,000     |
| Ratio of Private/Public Investment               | 423 28/69     |  | 423 28/69     |

**Project 4\*: 3500 South Laramie**

|  |           |  |           |
|--|-----------|--|-----------|
| Private Investment Undertaken (See Instructions) | \$ -      |  | \$ -      |
| Public Investment Undertaken                     | \$ 80,000 |  | \$ 80,000 |
| Ratio of Private/Public Investment               | 0         |  | 0         |

**Project 5\*:**

|  |      |  |      |
|--|------|--|------|
| Private Investment Undertaken (See Instructions) | \$ - |  | \$ - |
| Public Investment Undertaken                     |      |  |      |
| Ratio of Private/Public Investment               | 0    |  | 0    |

**Project 6\*:**

|  |      |      |      |
|--|------|------|------|
| Private Investment Undertaken (See Instructions) | \$ - | \$ - | \$ - |
| Public Investment Undertaken                     |      |      |      |
| Ratio of Private/Public Investment               | 0    |      | 0    |





ATTACHMENT B

## TOWN OF CICERO

4949 WEST CERMAK • CICERO, ILLINOIS 60804

708.656.3600 • FAX 708.656.5801

LARRY DOMINICK

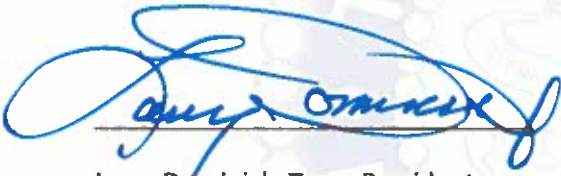
Town President

August 28, 2023

Re: TIF No. 4- TOWN SQUARE

I, Larry Dominick, hold the position of Town President of the Town of Cicero, Cook County, Illinois. I do hereby certify that to the best of my knowledge, the Town has complied with all applicable requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act for the above tax increment financing district during the fiscal year beginning January 1, 2020 and ending December 31, 2020.

Dated this August 28, 2023



Larry Dominick, Town President





ATTACHMENT C

# TOWN OF CICERO

## LEGAL DEPARTMENT

4949 W. Cermak Road • Cicero, Illinois 60804 • 708.656.3600 • Fax: 708.656.0648  
www.thetownofcicero.com

**Larry Dominick**  
President

August 28, 2023

**RE: Attorney Review for TIF Compliance, Town Square TIF District No. 4**

To Whom It May Concern:

This will confirm that we are the Town Attorney for the Town of Cicero, Illinois. We have reviewed all information provided to us by the Town, staff and consultants and, in reliance on the aforesaid, we find that the Town of Cicero has conformed to all applicable requirements of the Illinois Tax Incremental Redevelopment Allocation Act set forth thereunder for the fiscal year beginning January 1, 2020 and ending December 31, 2020 to the best of our knowledge and belief.

To avoid a superfluous gathering which may serve as a COVID-19 "super-spreader" event, as well as to create economies of scale benefitting the Town of Cicero taxpayers, and to promote the efficient operations of Town of Cicero government, the Town will hold the annual Joint Review Board for this Redevelopment Project Area for 2019 after the redevelopment project audits for fiscal years 2020 and 2021 become available.

Sincerely,



Town Attorney

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TIF No. 4 Annual Report for the Town of Cicero, Illinois  
Fiscal Year Ending December 31, 2020

**TOWN OF CICERO, ILLINOIS**  
**SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**YEAR ENDED DECEMBER 31, 2020**

|                                       | <u>Sportsman's<br/>Park<br/>TIF No. 4<br/>Fund</u> |
|---------------------------------------|--|
| <b>Revenue</b>                        |  |
| Incremental Property Taxes            | \$ 2,702,622                                       |
| Interest                              | 9,539  |
| Total Revenue                         | <u>2,712,161</u>                                   |
| <br>                                  |  |
| <b>Expenditures</b>                   |  |
| Current:                              |  |
| Economic/Urban and Redevelopment      | 594,565  |
| Capital Outlay                        | -  |
| Total Expenditures                    | <u>594,565</u>                                     |
| <br>                                  |  |
| <b>Excess of Revenue Over (Under)</b> |  |
| <b>Expenditures</b>                   | <u>2,117,596</u>                                   |
| <br>                                  |  |
| <b>Other Financing Sources (Uses)</b> |  |
| Sale of Property                      | -  |
| Transfers In                          | -  |
| Transfers (Out)                       | (3,619,250)  |
| Total Other Financing Sources/(Uses)  | <u>(3,619,250)</u>                                 |
| <br>                                  |  |
| <b>Net Change in Fund Balance</b>     | <u>(1,501,654)</u>                                 |
| <br>                                  |  |
| <b>Fund Balance (Deficit)</b>         |  |
| Beginning of year                     | <u>1,749,925</u>                                   |
| End of year                           | <u>\$ 248,271</u>                                  |



8334 South Stony Island Avenue  
Chicago, IL 60617  
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### Report of Independent Accountants'

The Honorable Town President and  
Members of the Town Board of Trustees  
Town of Cicero, Illinois

We have examined management's assertion included in its representation report that the Town of Cicero, Illinois (the Town), with respect to the Town's Sportsman's Park Tax Incremental Financing District (TIF) No. 4, complied with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2020. As discussed in that representation letter, management is responsible for the Town's compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Town's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Town's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Town's compliance with specified requirements.

In our opinion, management's assertion that the Town of Cicero, Illinois complied with the aforementioned requirements during the year ended December 31, 2020 is fairly stated in all material respects.

This report is intended solely for the information and use of the Town President, Board of Trustees, management, and the Illinois Comptroller's Office and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "Benford Brown &amp; Associates, LLC".

Benford Brown & Associates, LLC  
Chicago, IL  
April 19, 2023