

**SUSANA A. MENDOZA**  
ILLINOIS STATE COMPTROLLER

Name of Municipality:	<u>South Holland</u>	Reporting Fiscal Year:	<b>2022</b>
County:	<u>Cook</u>	Fiscal Year End:	<b>4/30/2022</b>
Unit Code:	<b>165/540/32</b>		

**FY 2022 TIF Administrator Contact Information-Required**

First Name:	<b>Beth</b>	Last Name:	<b>Herman</b>		
Address:	<b>16226 Wausau Ave.</b>	Title:	<b>Treasurer</b>		
Telephone:	<b>708/210-2900</b>	City:	<b>South Holland</b>	Zip:	<b>60473-2156</b>
E-mail	<b>bherman@southholland.org</b>				

I attest to the best of my knowledge, that this FY 2022 report of the redevelopment project area(s)  
in the **City/Village** of: **South Holland**  
is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs  
Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

**Written signature of TIF Administrator**

Date \_\_\_\_\_

**Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)\*)**

## FILL OUT ONE FOR EACH TIF DISTRICT

[illegible]

\*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

**SECTION 2** [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

**FY 2022**

**Name of Redevelopment Project Area:**

**Gateway East TIF**

<b>Primary Use of Redevelopment Project Area*:</b> Combination
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.
<b>If "Combination/Mixed" List Component Types:</b> TOD Commercial
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b> <div style="display: flex; justify-content: space-between;"> <span><b>Tax Increment Allocation Redevelopment Act</b></span> <span><input checked="" type="checkbox"/></span> </div> <div style="display: flex; justify-content: space-between;"> <span><b>Industrial Jobs Recovery Law</b></span> <span><input type="checkbox"/></span> </div>

**Please utilize the information below to properly label the Attachments.**

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment (labeled Attachment A).</b> For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter, <u>chosen by the municipality</u> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; <u>and actual debt service</u> . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (labeled Attachment J).</b>	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).</b>		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. <b>If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).</b>	x	

**SECTION 3.1** [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

**FY 2022**

**Name of Redevelopment Project Area:**

**Gateway East TIF**

**Provide an analysis of the special tax allocation fund.**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 60,431

<b>SOURCE of Revenue/Cash Receipts:</b>	<b>Revenue/Cash Receipts for Current Reporting Year</b>	<b>Cumulative Totals of Revenue/Cash Receipts for life of TIF</b>	<b>% of Total</b>
Property Tax Increment	\$ 73,282.00	\$ 1,188,495.00	52%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 3.00	\$ 803.00	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 1,050,000.00	46%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 26,511.00	1%

**All Amount Deposited in Special Tax Allocation Fund** \$ 73,285.00

**Cumulative Total Revenues/Cash Receipts** \$ 2,265,809 100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** \$ 32,288.00

**Transfers to Municipal Sources** \$ -

**Distribution of Surplus**

**Total Expenditures/Disbursements** \$ 32,288

**Net/Income/Cash Receipts Over/(Under) Cash Disbursements** \$ 40,997

**Previous Year Adjustment (Explain Below)**

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 101,428

\* 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**  
**PAGE 2**

7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
10. Capital costs.		
Capital Outlay	24,565	
		\$ 24,565
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

**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.		\$ -
17. Cost of day care services.		\$ -
18. Other.		\$ -
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 32,288

**Section 3.2 B** [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

FY 2022

**Name of Redevelopment Project Area:**

**Gateway East TIF**

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

[illegible]

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

**FY 2022**

**Name of Redevelopment Project Area:**

**Gateway East TIF**

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

**FUND BALANCE BY SOURCE**

\$ 101,428
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
<b>Total Amount Designated for Obligations</b>	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
TIF Redevelopmetn Project Costs/Future Projects		\$ 255,000
<b>Total Amount Designated for Project Costs</b>		\$ 255,000

**TOTAL AMOUNT DESIGNATED**

\$ 255,000
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**SURPLUS/(DEFICIT)**

\$ (153,572)
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**SECTION 4** [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

**FY 2022**

**Name of Redevelopment Project Area:**

**Gateway East TIF**

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

X	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
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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:	

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

**FY 2022**

**Name of Redevelopment Project Area:**

**Gateway East TIF**

**PAGE 1**

**Page 1 MUST 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. NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
<b>2.</b> The Municipality <b><u>DID</u></b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
<b>2a.</b> The total number of <b><u>ALL</u></b> activities undertaken in furtherance of the objectives of the redevelopment plan:	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)	\$ 18,782,009	\$ -	\$ -
Public Investment Undertaken	\$ 253,953	\$ -	\$ -
Ratio of Private/Public Investment	73 23/24		0

**Project 1 Name: DKM Enterprises LLC**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 165,750		
Ratio of Private/Public Investment	0		0

**Project 2 Name: E 162nd Street**

Private Investment Undertaken (See Instructions)	\$ 14,400,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 3 Name: O'reilly Automotive**

Private Investment Undertaken (See Instructions)	\$ 1,222,794		
Public Investment Undertaken	\$ 88,203		
Ratio of Private/Public Investment	13 19/22		0

**Project 4 Name: Love"s Travel Center**

Private Investment Undertaken (See Instructions)	\$ 3,159,215		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 5 Name:**

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

**Project 6 Name:**

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

**SECTION 6** [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

**FY 2022**

**Name of Redevelopment Project Area:**

**Gateway East TIF**

**SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.**

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

**SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.**

The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement	The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement

**SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.**

The amount of increment projected to be created at the time of approval of the redevelopment agreement	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement

**SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, if any:**

**SECTION 7** [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

**FY 2022**

**Name of Redevelopment Project Area:**

**Gateway East TIF**

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

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

**FY 2022**

**Gateway East TIF**

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2007	\$ 8,677,109	TY 2021 7,710,660

☐ Indicate an 'X' if the overlapping taxing districts did not receive a surplus.

[illegible]



# THE VILLAGE OF SOUTH HOLLAND

**Don A. De Graff, President**

**Sallie D. Penman, Clerk**

**Beth Herman, Treasurer**

**Trustees**

Larry W. DeYoung

Andrew Johnson, Jr.

Vickie L. Perkins

Cynthia L. Nysten

Prince Reed

John R. Russell

**Re: Gateway East TIF District**

I, Don A. DeGraff, the duly elected Chief Executive Officer of the Village of South Holland, County of Cook, State of Illinois, do hereby certify that, to the best of my knowledge, the Village has complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning May 1, 2021 and ending April 30, 2022.

  
DON A. DEGRAFF

11-1-22  
DATE

**Gateway East TIF District**  
**South Holland Fiscal Year Beginning May 1, 2021 and ending April 30, 2022**



**ATTORNEYS AT LAW**

Attachment C

*John O'Donnell*  
*Michael J. Marovich*  
*Timothy C. Lapp*  
*Scott D. Dillner*

*John A. Hiskes\**  
*J. David Dillner\**  
*\*Retired*  
**Of Counsel**  
*Chris J. Heaney*

March 23, 2023

**RE: Attorney Review Gateway East TIF District**

To Whom It May Concern:

This will confirm that I am the Village Attorney for the Village of South Holland, Illinois. I have reviewed all information provided to me by the Village, staff and consultants, and I find that the Village has conformed to all applicable requirements of the Illinois Tax Incremental Redevelopment Allocation Act set forth thereunder for the fiscal year beginning May 1, 2021 and ending April 30, 2022, to the best of my knowledge and belief.

Sincerely,

HISKES, DILLNER, O'DONNELL,  
MAROVICH & LAPP, LTD.  
Village Attorneys - Village of South Holland

By: \_\_\_\_\_

Timothy C. Lapp

TCL/db

**ORDINANCE #2021-4**

**AN ORDINANCE OF THE VILLAGE OF SOUTH HOLLAND,  
COOK COUNTY, ILLINOIS  
AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT  
FOR THE  
GATEWAY EAST AREA TAX INCREMENT FINANCING DISTRICT  
1011-1023 E. 162<sup>ND</sup> STREET - FACADE IMPROVEMENT**

**WHEREAS**, the Village of South Holland has undertaken a program for the redevelopment of certain property within the Village; and


**WHEREAS**, the President and Board of Trustees of the Village of South Holland deem it to be in the best interests of the residents of the Village of South Holland to enter into an agreement entitled "Gateway East Area Tax Increment Financing Redevelopment Agreement – 1011-23 Plaza, LLC - Owner".

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of South Holland, Cook County, Illinois, that the President and Clerk be authorized to execute the Redevelopment Agreement for the Village of South Holland Gateway East Area Tax Increment Financing District – 1011-1023 E. 162<sup>nd</sup> Street - Facade Improvement.

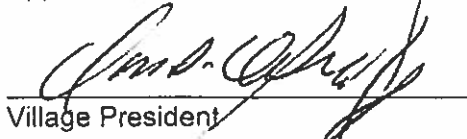
Adopted by the President and Board of Trustees of the Village of South Holland, Cook County, Illinois, at meeting legally assembled on the 5<sup>TH</sup> day of MAY, 2021, on motion of Trustee REED, seconded by Trustee RUSSELL, carried on the aye votes of Trustees REYOUNG, PERKINS, AYLEN, RUSSELL, JOHNSON, REED

Voting nay: 0

Absent: 0

  
Village Clerk

Approved:

  
Village President

Passed: 5/17/21

Approved: 5/17/21

Published in pamphlet form: 5/18/21

SOUTH HOLLAND TAX INCREMENT FINANCING  
REDEVELOPMENT AGREEMENT  
FOR  
GATEWAY EAST TAX INCREMENT FINANCING DISTRICT  
(1011-1023 E. 162<sup>ND</sup> STREET - FACADE IMPROVEMENT)

THIS SOUTH HOLLAND TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT (hereinafter referred to as the "Redevelopment Agreement") is made and entered into as of this 13<sup>th</sup> day of MAY, 2021 by and between the VILLAGE OF SOUTH HOLLAND, an Illinois municipal corporation (hereinafter referred to as the "Village") and 1011-23 PLAZA, LLC, an Illinois limited liability company (hereinafter referred to as the "Owner").

WHEREAS, the Owner is desirous of improving the facade of his building located at 1011-1023 E. 162<sup>nd</sup> Street by participating in the Village's Facade Improvement Grant Program; and

WHEREAS, the funds to support the Facade Improvement Grant Program come from the Gateway East TIF Fund; and

WHEREAS, the Owner has made application to the Director of Economic Development and the Owner's application has been reviewed and recommended for funding; and

WHEREAS, the Owner has presented estimates for the work which total \$103,070.00; and

WHEREAS, the Facade Improvement Grant Program provides for funding of up to fifty percent (50%) of the amount of the facade improvement with a maximum of Fifty Thousand and 00/100 Dollars (\$50,000.00); and

WHEREAS, the Facade Improvement Grant Program provides that the Village will reimburse the Owner up to a total of \$50,000.00 and that said reimbursement will be made by the Village after all required work has been completed and the work is found to be consistent with the building codes in the Village of South Holland; and

WHEREAS, the Village and Owner have determined that, but for the financial assistance to be provided by the Village to Owner, the Facade Improvement Project would not be economically viable.

NOW, THEREFORE, for and in consideration of the mutual covenants and promises contained herein, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby mutually acknowledged, Village and Owner agree as follows:

1. **Recitals.** The recitals set forth above are an integral part of this Redevelopment Agreement and are hereby incorporated into and made a part of this Redevelopment Agreement.

2. **Village and Owner Goals.** It is the intent and goal of Village and Owner to cooperate with one another in the completion of the Facade Improvement Project in accordance with the terms and conditions of this Redevelopment Agreement.

3. **Owner's Obligations to and Agreements with Village.** In consideration of the Village's substantial commitment to the Facade Improvement Project in the Redevelopment Area, Owner, on its part, agrees and covenants with Village to construct the Facade Improvement as presented in its Facade Improvement Grant Program Application submitted to the Village and accepted by the Village (a copy of the Facade Improvement Grant Program Application is attached hereto and made part hereof). Further, Owner agrees to advance funds for the construction of the Facade Improvement Project.

Provided Village is not in default under this Agreement, Owner agrees to indemnify and hold Village harmless from and against any and all claims, demands, suits or actions brought against Village, including any reasonable attorney's fees incurred by Village, which are based on the alleged failure of Owner to pay contractors and materialmen performing work or supplying materials for the Facade Improvement Project and who have contracts with the Owner.

4. **Village's Obligations to and Agreements with Owner.** In accordance with Owner's substantial economic commitment to the Facade Improvement Project within the Redevelopment Area, Village, on its part, agrees to reimburse Owner up to \$50,000.00 for Owner's Facade Improvement Project at such time as Owner's project is completed, inspected by the Village and found to be in compliance with Village codes.

5. **Notices.** All notices, demands, requests, and other communications under this Redevelopment Agreement shall be in writing and shall be deemed properly served when delivered by hand to the party to whose attention it is directed or when received if sent, postage prepaid, by registered or certified mail, return receipt requested addressed as follows:

VILLAGE:	VILLAGE OF SOUTH HOLLAND 16226 Wausau Avenue South Holland, Illinois 60473 Attention: Village President
WITH COPY TO:	HISKES, DILLNER, O'DONNELL, MAROVICH & LAPP, LTD. 16231 Wausau Avenue South Holland, Illinois 60473 Attention: Timothy Lapp, Esq.
OWNER:	1011-23 PLAZA, LLC 8837 W. 87 <sup>th</sup> Street Hickory Hills, Illinois 60457 Attention: Bryan H. Krist

or at such other address or to such other party which any party entitled to receive notice hereunder designates to the other in writing.

6. **Entire Agreement.** This Redevelopment Agreement and Owner's Route 6 Facade Improvement Grant Program Application set forth all the promises, inducements, agreements, conditions and understandings between Owner and Village relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein set forth. No subsequent alteration, amendment, change or addition to this Redevelopment Agreement shall be binding upon the parties hereto unless authorized in accordance with law reduced to writing and executed by each of them.


7. **Governing Law.** The validity, meaning and effect of this Redevelopment Agreement shall be determined in accordance with the laws of the State of Illinois.

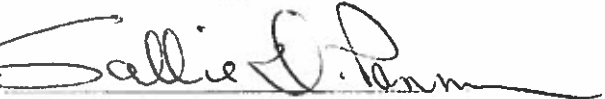
8. **Execution of this Redevelopment Agreement.** This Redevelopment Agreement shall be signed by Village and the President of Village shall affix the date on which he signs and approves this Redevelopment Agreement on the first page hereof, which date, shall be the effective date of this Redevelopment Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Redevelopment Agreement as the year and date first above written.

VILLAGE


VILLAGE OF SOUTH HOLLAND, an  
Illinois municipal corporation

By:   
President

Attest:   
Village Clerk

OWNER

1011-23 PLAZA, LLC, an Illinois limited liability  
company

By:   
Member



## Route 6 Façade Improvement Grant Program

Completion of this application is required in order to determine if your proposed project qualifies for reimbursement as part of the Village's Route 6 Façade Improvement Grant Program. The scope, project eligibility, application process, and program terms are all outlined in the attached program summary.

Building Address: 1011-1023 E. 162<sup>nd</sup> St.  
Name of Applicant: 1011-23 Plaza, LLC (Bryan, Bruce & Bret Krist)  
Applicant Home Address: 8837 W 87<sup>th</sup> St, Hickory Hills, IL 60457  
Applicant Business Phone #: Bryan - 847-858-0712 Bret - 708-715-8565  
Applicant Home Phone #: \_\_\_\_\_  
Applicant Email Address: bkpropertyrental@gmail.com  
Is the Applicant the Building Owner: ☒ Yes ☐ No\*

- \* Note: If the Applicant is not the Building Owner, a letter indicating the Owner's approval of the proposed building improvements must be submitted as part of this application.

Name of Business (please include the name(s) of all existing businesses within building):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If tenant, what is the expiration of your current lease? \_\_\_\_\_

If buyer under contract or tenant, who is property owner?

Property Owner Name: \_\_\_\_\_

Property Owner Address: \_\_\_\_\_

Property Owner Phone: \_\_\_\_\_

DESCRIPTION OF PROPOSED IMPROVEMENTS

Replace building facade, doors & windows  
and tenant signage

Raise sidewalk level to entrances for  
handicap accessibility

ITEMIZED ACTIVITY DESCRIPTION

COST

See attached

TOTAL PROJECT COST:

\$103,070

AMOUNT OF GRANT ASSISTANCE REQUESTED

\$50,000

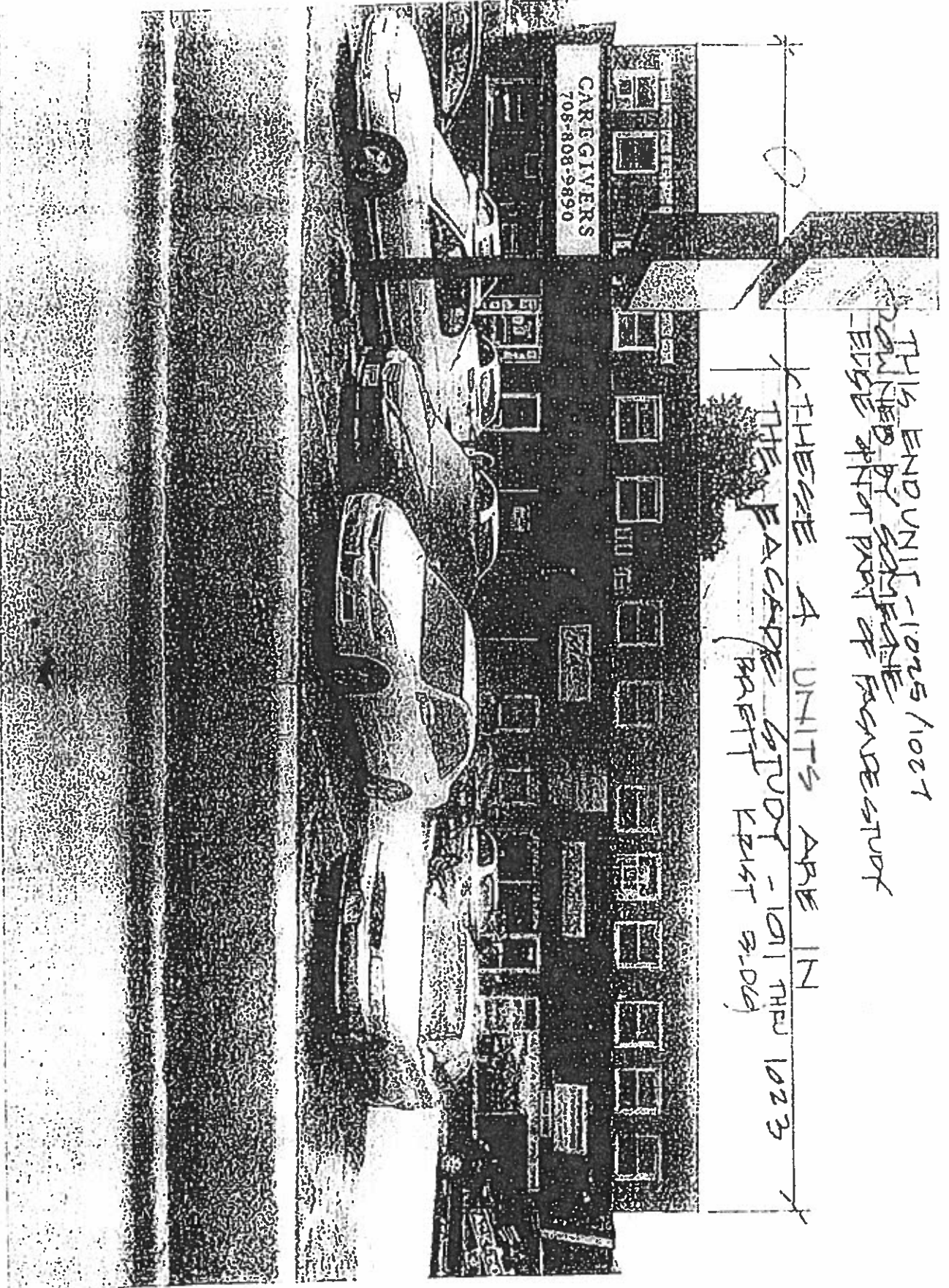
# ITEMIZED ACTIVITY DESCRIPTION

CONTRACTOR	DESCRIPTION	COST
Bran New Door	Removal of old façade	\$3,500
Airport Glass	Replace storefront windows & doors	\$16,665
A&S Construction	Replace lintels & sills	\$7,215
	Block up window & tuck pointing	\$2,000
BGR Construction	Remove old concrete & install raised sidewalk	\$15,000
Roeda Sign	Tenant signage	\$5,990
KBL Consulting	Primary façade construction - Façade roof structure - Electrical & lighting - Stone veneer on 1 <sup>st</sup> floor face - Top trim on 2 <sup>nd</sup> floor - Air conditioner grills	\$52,700
PROJECT TOTAL		\$103,070

THIS END UNIT - 1025/1027  
OWNED BY SOMEONE  
ELSE NOT PART OF FACADE STUDY

THESE 4 UNITS ARE IN  
THE FACADE STUDY - 101 THRU 1023  
(BARTY KRIST 3.06)

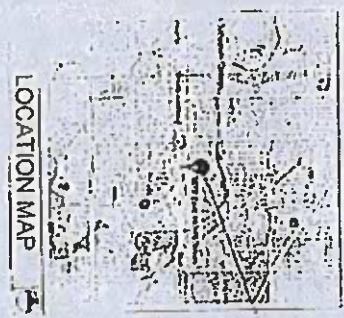
CAREGIVERS  
708-808-9890



# **FACADE RENOVATION** **162<sup>ND</sup> STREET BUILDING** **1011-1023 E 162<sup>ND</sup> STREET** **SOUTH HOLLAND, IL**



PHOTO



LOCATION MAP

**PROJECT**

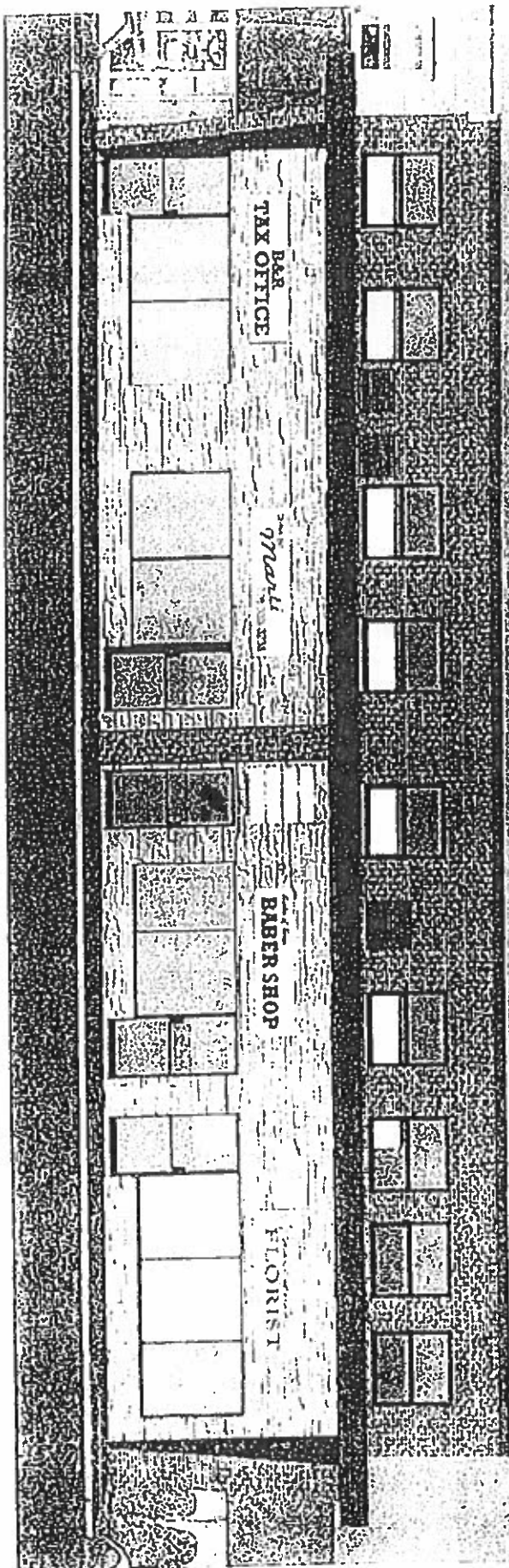
**INDEX**  
 T00 TITLE SHEET  
 S11 PLAN, SECTION, DETAIL, AND NOTES

**A SCHMIDT**  
**ENGINEERING, INC.**  
 Structural Engineering  
 1201 W. Oakland Ave., Suite 114  
 Chicago, IL 60606  
 Tel: (312) 467-8800

**FACADE RENOVATION**  
**162<sup>ND</sup> STREET BUILDING**  
**1011-1023 E 162<sup>ND</sup> STREET**  
**SOUTH HOLLAND, IL**

**TITLE SHEET**

**SCALE**  
**1" = 10'-0"**





## 1011-23 E. 162<sup>nd</sup> St. Façade Project

### Letter of Introduction

1011-23 Plaza, LLC is a company formed by myself, Bryan Krist and my two brothers Bruce Krist and Bret Krist for ownership and management of the buildings at 1011-1023 E. 162<sup>nd</sup> Street in South Holland. We inherited the property from our parents, Daniel and Marlene Krist in October 2019. Our parents built these buildings in 1960 and operated a television repair business there until about 1980. We lived in the 2<sup>nd</sup> floor apartment until about 1972 and our mother has continued to live in South Holland until she passed away last year. There are (4) retail storefronts, (1) warehouse, (4) 2<sup>nd</sup> floor offices and (1) 2<sup>nd</sup> floor residential apartment. Our mother started the façade project with the Village last year and we would like to fulfill her wishes. Our goals are to upgrade the appearance and function of these buildings, maintain the property and have quality tenants so that this property upholds the reputation and values of the Village of South Holland.

Sincerely,

Bryan H. Krist

## 1011-23 Plaza Facade Renovation

**Scope:** The storefronts at 1011-1023 E. 162nd Street will receive changes to update and improve the look of the building. New windows will improve energy efficiency and new doors and hardware will increase safety and security as well as increased accessibility to meet ADA compliance.

**Description:** The overall plan is to replace the signage area above the doors and windows with a stone veneer and create a roof type overhang that will provide sufficient lighting for access and security. New glass with framework in a dark bronze finish will replace the aluminum framework. Out swing doors equipped with panic hardware will be used with the ability to electrify the devices to allow businesses to provide secure access when necessary. A raised sidewalk with a handicap ramp will be installed to meet the level of the doorways.

**Plan:** Work will be completed in three phases.

Phase 1 - Removal of existing signage facade above the doors and windows. Repair window lintels. Install new windows, framework and doors.

Phase 2 - Install stone veneer over cement block and existing brick on the first floor level and signage area. Install signage framework for business signage. Install new sidewalk.

Phase 3 - Install roof overhang with lighting and electrical. Update signage on street side pole. Install covers on exposed 2nd floor air conditioners. Install trim on top cap of 2nd floor. Brick up window with air conditioner.

# Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**1011-23 Plaza, LLC**

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C= C corporation, S= S corporation, P= Partnership) **P**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of this LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities; not individuals; see instructions on page 3).

Exempt payee code (if any)

Exemption from FATCA reporting code (if any)

5 Address (number, street, and apt. or suite no.) See instructions.  
**26719 N Main St**

6 City, state, and ZIP code.  
**Wauconda, IL 60084**

7 List account number(s) here (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requestor* for guidelines on whose number to enter.

Social security number

OR

Employer identification number

8 4 - 3 6 0 8 7 5 1

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below), and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person  Date **8/1/2020**

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), or other taxpayer identification number (ATIN), or any legal entity's EIN, and use the TIN to report on an information return the amount paid to you or for your benefit reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third-party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.



24  
Registered?

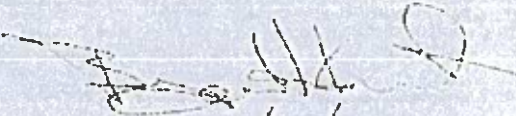
3/1/2020

Removal existing facade at 1011 - 1023 E. 162nd St, South Holland

Disposal of materials

Total      \$3500.00

Rich Bran - General Contractor

  
3/16/2020

1238 East 168th Street - South Holland, IL 60473 - (708) 596-4304



Airport Glass and Mirror of IL

6652 W 99th St  
Chicago Ridge IL 60415

## Estimate

Date	Estimate #
11/6/2019	2202

Name / Address
ABK

			Project
Description	Qty	Rate	Total
1011 E 162nd Street South Holland IL Quote Per Sketch, Remove 4 Old Storefronts and 5 Doors and all Debris from Jobsite Furnish and Install Bronze Finish 1 3/4" x 4 1/2" Aluminum Framing System Glazed with 1/4" Clear Glass Also 5 Store Front Doors and Frames. All Special Size One Door to have Electrical Strike with Push Paddle Release Doors will have MS Bolt Locks, Push-Pull Hardware, Thresholds and Surface Closures All Frames Caulked Complete.		15,870.00	15,870.00
Tax		795.00	795.00

Subtotal	\$16,665.00
Sales Tax (10.0%)	\$1,666.50
Total	\$18,331.50

1011-23 Plaza, LLC  
11/20/2020


# A&S CONSTRUCTION INC.

# INVOICE

9315 Osceola Ave  
Morton Grove, IL 60053  
Phone (847)809-6560

DATE: 11/17/2020  
INVOICE # 889  
FOR: 1011-1023 E162nd  
st South Holland

Bill To: Brian Kryst

DESCRIPTION	AMOUNT
Cut out rusted I beam plates from front doors and windows, purchase new lintels and install it.	7,050.00
Replace two window sills	165.00
 11/30/2020	
TOTAL	\$ 7215.00

Make all checks payable to: A&S Construction INC  
If you have any questions concerning this invoice, contact Armin Rosenberg (847)809-6560,  
bergas99@sbcglobal.net

THANK YOU FOR YOUR BUSINESS!

11/30/2020

**B.G.R.**  
**CONSTRUCTION, INC.**  
*Concrete Contractors*

404 W. Liberty Street Wauconda, Illinois 60084

Phone: 847-382-8772 • bgr@bgrconstruction.com • [www.bgrconstruction.com](http://www.bgrconstruction.com)

**REVISED PROPOSAL**

THIS PROPOSAL Submitted this 16th day of October 2020 to BK Property Rental  
(herein after referred to as "Owner") of \_\_\_\_\_  
Phone (Office) \_\_\_\_\_ (Cell) N/A (Email) bkpropertyrental@gmail.com  
by B.G.R. Construction, Inc. (herein after referred to as B.G.R.) of 404 W. Liberty Street, Wauconda, IL 60084 is for work  
specified herein, subject to the terms and conditions set forth herein, to be performed at:  
1011-23 Plaza LLC - 1011-23 E. 162nd St. South Holland IL  
(herein after referred to as "premises")

B.G.R. proposes to provide the material and perform labor, according to plan specifications given to BGR, necessary to complete

Tear out and removal of existing sidewalk.

Replace with new concrete sidewalk (6' wide x 100' long)

**Grand Total: (\$15,000.00) Fifteen thousand dollars and 00/100**  
Payment is to be made as follows: Full payment due upon completion.

**TERMS AND CONDITIONS.**

Proposal includes only those items specifically noted. Any changes to the proposal must be initiated by B.G.R.

- Excavation by others
- All subgrade and subbase material placed by others at +/- 1/8" fine grading by BGR Construction
- Floor sealer and/or curing compound at \$0.25 sq ft additional
- Includes rebar per plan
- Rebar supplied by others and installed by B.G.R.
- There will be an additional charge for extra concrete due to bad ground, over dig, or changes in wall height.
- Concrete washout containers will be additional
- Any dewatering required due to site conditions will be additional
- BGR Construction is not responsible for cleanup or disposal of contaminated soil.
- BGR Construction is not responsible for any landscape damage due to work performed.
- Testing, engineering and surveying by others
- Performance or payment bonds not included or provided by B.G.R.
- Non-union, non-prevailing wage
- Winter service charges not included. Winter service charge will be incurred by owner November 1 - April 30. Concrete placed prior to \$12.00 per additional blanket rental is \$125.00 per blanket, includes delivery, blanket, and pickup per (1) week delivery, each additional week of blanket rental is \$50.00 per week per blanket. Winter service non-chilling accelerator is \$12.00 additional per 1/2 cu yd of concrete.
- Price valid for work completed in 2020 any portion of work not completed by 12/31/20 is subject to a price increase per yard of concrete.

Owner is responsible for obtaining and paying for any and all permits. Interest will be charged at 1-1/2% monthly (18% annum) on any charges over 30 days. (Note Article V on the back hereof) \$50.00 Fee will be charged for all returned checks (NSF). This Proposal is subject to the written, typed and printed terms and conditions on Page 2 hereof, which are made a part of this Proposal, including, but not limited to, additional charges and penalties for late payment. No retention permitted. In the event Owner fails to accept this Proposal by signing the acceptance below and returning this document to B.G.R. on or before 09/26/2020 This proposal may be withdrawn by B.G.R. without further notice.

**B.G.R.**  
**CONSTRUCTION, INC.**

*Concrete Contractors*

404 W. Liberty Street Wauconda, Illinois 60084

Phone: 847-382-8772 • bgr@bgrconstruction.com • www.bgrconstruction.com

**REVISED PROPOSAL**

THIS PROPOSAL Submitted this 16<sup>th</sup> day of October, 2020 to BK Property Rental  
(herein after referred to as "Owner") of \_\_\_\_\_  
Phone (Office) \_\_\_\_\_ (Cell) N/A (Email) bkpropertyrental@gmail.com  
by B.G.R. Construction, Inc. (herein after referred to as B.G.R.) of 404 W. Liberty Street, Wauconda, IL 60084 is for work  
specified herein, subject to the terms and conditions set forth herein, to be performed at:  
1011-23 Plaza LLC - 1011-23 E. 182<sup>nd</sup> St. South Holland IL

Grand Total: (\$15,000.00) Fifteen thousand dollars and 00/100

**ACCEPTANCE**

Owner, hereby accepts the above foregoing Proposal which includes the written, typed, and printed terms and conditions on all pages hereof, as the sole contract between Owner and B.G.R. and Owner has read, understands and accepts the written typed and printed terms and conditions of this proposal.

**COUNTERSIGNED:**

[Signature]  
(OWNER'S SIGNATURE)

Bryan Krist  
(PRINTED NAME)

1011-23 Plaza, LLC  
(COMPANY NAME)

11/2/20  
(DATE)

BGR CONSTRUCTION  
(BGR CONSTRUCTION)

Deane M. Rein  
(PRINTED NAME)

BGR Construction, Inc  
(COMPANY NAME)

11-2-2020  
(DATE)

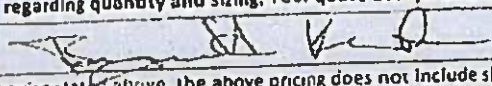


20530 Stoney Island Ave.  
Lynwood, IL 60411  
Phone: 708-333-3021  
info@roeda.com  
www.roeda.com

QUOTE PREPARED BY: Rod Roeda

QUOTE DATE: REVISED 8-14-20

CUSTOMER INFORMATION			
Company Name	1011-23 Plaza, LLC		
Company Contact	Bryan Krist		
Company Address	8837 W. 87th St. Hickory Hills, IL 60457		
Job Location Address	1011-1023 E. 162nd St. South Holland, IL 60473		
Email	bkpropertyrental@gmail.com		
Phone Number	847-858-0712	Fax Number	

JOB DESCRIPTION	
REVISED QUOTE 8-14-20	
For New Tenant Signs at 1011-1023 E. 162nd St. South Holland, IL	
<p><b>NOTE:</b> *Permit Applications Fees and Actual Permit Costs Are Additional.</p> <p>*If signs are to be illuminated, Power Supply to each location must be Supplied By Others.</p> <p>Roeda Can make final connections</p> <p>*Copy &amp; Graphics Not Included - Graphics are additional.</p> <p>***Prices Based On Doing ALL Five Signs At One Time.</p>	
<p>One (1) 3'wide x 4'high, Non-Illuminated, 6"deep Tenant Panel Extruded Aluminum sign cabinet. (Divided equally into four tenant panels by H-Dividers) Single sided wall mount. With (4) 3'x1' slide in white acrylic faces. Blank-No Copy.....\$ 820.00.</p>	
<p>Qty. Four (4) 9'wide x 2'-6"high, NON-Illuminated, Single sided 6"deep wall mount Extruded Aluminum Cabinets, Painted white, With slide in White Acrylic Faces. Blank-NO Copy \$1,070.00 each.....\$4,280.00.</p>	
<p>Installation of All Five (5) Non-Illuminated Cabinets and Faces.....\$ 890.00.</p>	
<p>Estimated Production Time: 4-6 weeks from 50% Deposit Date</p>	
<p>Please take time to look over the quote and make sure that all information presented in the above quote is accurate regarding quantity and sizing. Your quote acceptance signature makes this quote a legal contract.</p>	
Signature: 	Date: 9/2/2020
<p>Unless otherwise stated above, the above pricing does not include shipping, handling or sales tax. The pricing for the above quote is good for 30 days from the date of this quote. A 50% DEPOSIT IS REQUIRED TO START PRODUCTION OF A JOB WITH THE REMAINING BALANCE DUE AT JOB COMPLETION.</p>	
<p>THANK YOU FOR ALLOWING ROEDA TO QUOTE YOUR SIGN PROJECT!</p>	



Proposal for 1011-23 E 162<sup>nd</sup> Street South Holland

We will provide all labor and materials for Façade  
Renovation of building 1011-1023 E. 162<sup>nd</sup> Street.

Work shall include all structural steel and related  
steel. All electrical work as discussed at walk thru.

All carpentry work including framing, flashing, soffit  
and fascia. Roofing shall be a metal roof installed  
over a layer of "Ice and Snow" membrane.

Not included in this bid any masonry or drywall.


All work shall be done for \$ 52,700.00

Payouts agreeable to both parties.

Thank You

Kevin Loughlin

3255 East Burville • Crete, IL 60417  
Tel (708) 672-7550 Fax (708) 672-5055

  
1011-23 Place, LLC  
12/1/2011

**APPLICATION CERTIFICATION**

I, the undersigned, certify that I have read the program description and requirements for the Village of South Holland Route 6 Façade Improvement Grant Program. I certify that all information provided herein is true and accurate to the best of my knowledge. I understand that the improvements described in this application must receive all required permit approvals from the Village of South Holland prior to the commencement of construction.

Furthermore, I, the undersigned, my successors and assigns, hereby agree to save and hold harmless the Village of South Holland and any of its employees, officers and directors from all cost, injury and damage to any person or property whatsoever, any of which is caused by an activity, condition or event arising out of the performance, preparation for performance or nonperformance of any project improvement included in my grant application. The above cost, injury, damage or other injury or damage incurred by or to any of the above shall include, in the event of an action, court costs, expenses of litigation and reasonable attorneys' fees. I understand that if my business closes or moves out of the Village of South Holland within 3 years I will be required to repay the Village in an amount as described on page 5 of the grant informational packet.

Bryan H. Krist  
Applicant Name (PRINT)

[Signature]  
Applicant Signature

6/30/2020  
Date

**CONSENT FROM PROPERTY OWNER (Required if different from Applicant)**

\_\_\_\_\_  
Property Owner Name (PRINT)

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

\*\*\*\*\*Office Use Only\*\*\*\*\*

Application is \_\_\_\_\_ Approved \_\_\_\_\_ Denied

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Planning and Development Director

\_\_\_\_\_  
Date

1011-1023 Plaza, LLC Reimbursement Eligibility

CONTRACTOR	DESCRIPTION	COST	BASE (35%)	SH Contractor (10%)	DRE (5%)	TOTAL ELIGIBLE REIMBURSEMENT
Brann New Door	Removal of old facade	\$ 3,500	\$ 1,225	\$ 350	\$ -	\$ 1,575.00
Airport Glass	Replace storefront windows and doors	\$ 16,665	\$ 5,833	\$ -	\$ -	\$ 5,832.75
A&S Construction	Replace lintels and sills	\$ 7,215	\$ 2,525	\$ -	\$ -	\$ 2,525.25
A&S Construction	Block up window and tuck pointing	\$ 2,000	\$ 700	\$ -	\$ -	\$ 700.00
BGR Construction	Remove old concrete and install raised sidewalk	\$ 15,000	\$ 5,250	\$ -	\$ -	\$ 5,250.00
Roceda Signs	Tenant Signage	\$ 5,990	\$ 2,097	\$ -	\$ -	\$ 2,096.50
KBL Consulting	Primary facade construction	\$ 52,700	\$ 18,445	\$ -	\$ -	\$ 18,445.00
<b>TOTAL</b>		<b>\$ 103,070</b>	<b>\$ 36,075</b>	<b>\$ 350</b>	<b>\$ -</b>	<b>\$ 36,424.50</b>



# **Village of South Holland, Illinois**

## **Gateway East Tax Incremental Financing Fund**

Financial and Compliance Report  
April 30, 2022

## Table of Contents

Independent auditor's report on supplementary information	1
Balance sheet	2
Schedule of revenues, expenditures and changes in fund balance	3
Independent auditor's report on compliance	4



RSM US LLP

## Independent Auditor's Report on Supplementary Information

Honorable President and Board of Trustees  
Village of South Holland, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the Village of South Holland, Illinois (the Village) as of and for the year ended April 30, 2022, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements, and have issued our report thereon dated October 17, 2022, which contained unmodified opinions on those financial statements. Our audit was performed for the purpose of forming opinions on the financial statements as a whole. We have not performed any procedures with respect to the audited financial statements subsequent to October 17, 2022.

The accompanying Balance Sheet and Schedule of Revenues, Expenditures and Changes in Fund Balance for the Gateway East Tax Incremental Financing Fund are presented for the purpose of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the Village's basic financial statements as a whole.

*RSM US LLP*

Chicago, Illinois  
October 17, 2022

Village of South Holland, Illinois  
Gateway East Tax Incremental Financing Fund

Balance Sheet  
April 30, 2022

<b>Assets</b>	
Cash and cash equivalents	<u>\$ 141,744</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balance</b>	
Liabilities:	
Accounts payable	<u>\$ 11</u>
Deferred inflows of resources:	
Deferred property taxes	<u>40,305</u>
Fund balance:	
Restricted for Gateway East TIF	<u>101,428</u>
<b>Total liabilities, deferred inflows of resources and fund balance</b>	<u><u>\$ 141,744</u></u>

**Village of South Holland, Illinois**  
**Gateway East Tax Incremental Financing Fund**

**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Year Ended April 30, 2022**

Revenues:	
Property taxes	\$ 73,282
Investment income	3
<b>Total revenues</b>	<u>73,285</u>
Expenditures:	
General government	7,723
Capital outlay	24,565
<b>Total expenditures</b>	<u>32,288</u>
<b>Net change in fund balance</b>	40,997
Fund balance:	
May 1, 2021	<u>60,431</u>
April 30, 2022	<u>\$ 101,428</u>



RSM US LLP

## **Independent Auditor's Report on Compliance**

Honorable President and Board of Trustees  
Village of South Holland, Illinois

### **Compliance**

We have audited the Village of South Holland, Illinois' (the Village) compliance with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) ("Act") applicable to the Village's Gateway East Tax Incremental Financing (TIF) Fund for the year ended April 30, 2022.

### **Management's Responsibility**

Compliance with the applicable requirements of the Act referred to above is the responsibility of the Village's management.

### **Auditor Responsibility**

Our responsibility is to express an opinion on the Village's compliance with the applicable compliance requirements based on the compliance audit.

We conducted our compliance audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. The compliance audit included examining, on a test basis, evidence about the Village's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our compliance audit provides a reasonable basis for our opinion. Our compliance audit does not provide a legal determination of the Village's compliance with those requirements.

### **Opinion**

In our opinion, the Village complied, in all material respects, with the compliance requirements referred to above that are applicable to the Village's Gateway East TIF Fund for the year ended April 30, 2022.

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

**RSM US LLP**

Chicago, Illinois  
October 17, 2022