

**FY 2020  
ANNUAL TAX INCREMENT FINANCE  
REPORT**



**STATE OF ILLINOIS  
COMPTROLLER  
SUSANA A. MENDOZA**

Name of Municipality: Village of Bellwood Reporting Fiscal Year: **2020**  
 County: Cook Fiscal Year End: **12 /31 /2020**  
 Unit Code: 016/040/32

**FY 2020 TIF Administrator Contact Information**

First Name: Peter Last Name: Tsiolis  
 Address: 3200 Washington Boulevard Title: Director of Economic Development  
 Telephone: 708-547-3500 City: Bellwood Zip: 60104  
 E-mail-  
 required ptsiolis@strategicpm.us

I attest to the best of my knowledge, that this FY 2020 report of the redevelopment project area(s)  
 in the **City/Village** of: **Bellwood**  
 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.].

*Peter Tsiolis* 1/18/22  
**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		
Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Praire View I	January 27, 1993	December 31, 2017
Praire View II	September 14, 1994	December 31, 2018
National Terminals	November 12, 1997	
Park Place	August 17, 2005	
North	April 26, 2006	7/16/2014
Central Metro	April 26, 2006	7/16/2014
South	April 26, 2006	7/16/2014
Addison Creek A	May 14, 2008	9/17/2014
Addison Creek B	May 14, 2008	9/17/2014
Addison Creek C	May 14, 2008	9/17/2014
Addison Creek D	May 14, 2008	9/17/2014
North-2014	July 16, 2014	
Central Metro-2014	July 16, 2014	
South-2014	July 16, 2014	
Addison Creek "A" (Southwest)-2014	September 17, 2014	
Addison Creek "B" (Northwest)-2014	September 17, 2014	
Addison Creek "C" (Northeast)-2014	September 17, 2014	
Addison Creek "D" (Southeast)-2014	September 17, 2014	

\*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 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

Central Metro-2014

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 149,000

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	\$ 1,397,044	\$ 2,464,032	146%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 1,807	\$ 3,435	0%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ (791,403)	\$ (774,099)	-46%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

All Amount Deposited in Special Tax Allocation Fund \$ 607,448

Cumulative Total Revenues/Cash Receipts \$ 1,693,368 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 63,748

Transfers to Municipal Sources \$ -

Distribution of Surplus \$ -

Total Expenditures/Disbursements \$ 63,748

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 543,700

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD\* \$ 692,700

\* 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:

Central Metro-2014

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.		
General Services/Professional Services	63,748	
		\$ 63,748
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construction of public works or improvements.		
		\$ -



SECTION 3.2 A

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.		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 63,748</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:**

**Central Metro-2014**

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:	





**MAYOR**  
André F. Harvey

**VILLAGE CLERK**  
Janel Moreland

**TRUSTEES**  
Jophelia Boston  
Michael J. Ciavattone

Annie N. Delgado  
Gloria J. Holman

Ronald Nightengale  
M.C. Robinson

January 18, 2022

I hereby certify that Village of Bellwood, Illinois, has complied all of the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the Fiscal Year ended December 31, 2020 for the Central Metro-2014 TIF District.

André F. Harvey  
Mayor

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*Village of Bellwood, Illinois- Central Metro-2014 TIF District  
Annual Report for Fiscal Year Beginning January 1, 2020 and Ending December 31, 2020*

Michael Castaldo, Jr.  
Attorney

Direct 630.614.7640  
mcastaldojr@ottosenlaw.com

## ATTACHMENT C

### OPINION OF LEGAL COUNSEL – ANNUAL TAX INCREMENT FINANCE REPORT

January 24, 2022

Ms. Susana A. Mendoza  
Office of the Comptroller – Chicago Operations  
James R. Thompson Center  
100 West Randolph Street, Suite 15-500  
Chicago, Illinois 60601

Re: Village of Bellwood, Cook County, Illinois  
Annual Increment Finance Report  
Central Metro 2014 TIF District

To Whom It May Concern:

In connection with the Annual Tax Increment Finance Report (hereinafter referred to as “Annual Report”) provided by the Village of Bellwood (hereinafter referred to as the “Village”), this correspondence shall confirm that I am the Village Attorney for the Village of Bellwood, Cook County, Illinois and as such I am acting as tax increment finance counsel related to the above-referenced Tax Increment Financing District.

Based upon my review of the Annual Report, and in reliance upon representations made by officers, employees, and consultants of the Village, it is my opinion that the Village as of December 31, 2020 has conformed with all applicable procedural requirements of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (hereinafter referred to as the “Act”). It should be noted that I make no express or implied opinion as to the sufficiency or completeness of the Annual Report.

This constitutes the “opinion of legal counsel” as required under the Act and may not be cited or used in connection with anything other than submission with the Annual Report.

Very truly yours,

**OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD.**

  
Michael Castaldo, Jr.

MCJR:mb



**VILLAGE OF BELLWOOD, ILLINOIS**

NEW CENTRAL METRO TIF FUND

FINANCIAL REPORT AND REPORT ON  
COMPLIANCE WITH PUBLIC ACT 85-1142

For the Year Ended December 31, 2020



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**VILLAGE OF BELLWOOD, ILLINOIS**  
**NEW CENTRAL METRO TIF FUND**  
**TABLE OF CONTENTS**

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	<u>Page(s)</u>
INDEPENDENT ACCOUNTANT’S REPORT .....	1
INDEPENDENT AUDITOR’S REPORT ON SUPPLEMENTARY INFORMATION .....	2
FINANCIAL STATEMENTS	
Balance Sheet .....	3
Schedule of Revenues, Expenditures and Changes in Fund Balance .....	4

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## INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

The Honorable Mayor  
Members of the Board of Trustees  
Village of Bellwood, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Bellwood, Illinois (the Village) as of and for the year ended December 31, 2020, and the notes to financial statements, which collectively comprise the basic financial statements of the Village, and have issued our report thereon dated October 20, 2021 which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole. The supplementary information (balance sheet and schedule of revenues, expenditures, and changes in fund balance) for the Tax Increment Financing (TIF) District - New Central Metro TIF is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

*Sikich LLP*

Naperville, Illinois  
October 20, 2021

## VILLAGE OF BELLWOOD, ILLINOIS

BALANCE SHEET  
NEW CENTRAL METRO TIF FUND

December 31, 2020

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<b>ASSETS</b>	
Cash and investments	<u>\$ 692,700</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 692,700</u></u>
<b>LIABILITIES AND FUND BALANCE</b>	
<b>LIABILITIES</b>	
None	<u>\$ -</u>
Total liabilities	<u>-</u>
<b>FUND BALANCE</b>	
Restricted	
Economic development	<u>692,700</u>
Total fund balance	<u>692,700</u>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<u><u>\$ 692,700</u></u>

(See independent auditor's report.)

## VILLAGE OF BELLWOOD, ILLINOIS

SCHEDULE OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE  
NEW CENTRAL METRO TIF FUND

December 31, 2020

	<u>Actual</u>
<b>REVENUES</b>	
Property Taxes	\$ 1,397,044
Investment income	<u>1,807</u>
Total revenues	<u>1,398,851</u>
<b>EXPENDITURES</b>	
General government	
Contractual services	<u>63,748</u>
Total expenditures	<u>63,748</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>1,335,103</u>
<b>OTHER FINANCING SOURCES (USES)</b>	
Transfers (out)	<u>(791,403)</u>
Total other financing sources (uses)	<u>(791,403)</u>
NET CHANGE IN FUND BALANCE	543,700
FUND BALANCE, JANUARY 1	<u>149,000</u>
<b>FUND BALANCE, DECEMBER 31</b>	<u><u>\$ 692,700</u></u>

(See independent auditor's report.)

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## INDEPENDENT ACCOUNTANT'S REPORT

The Honorable Mayor  
Members of the Board of Trustees  
Village of Bellwood, Illinois

We have examined management of the Village of Bellwood's assertion that the Village of Bellwood (the Village) complied 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) during the year ended December 31, 2020. The Village of Bellwood's management is responsible for its assertion. Our responsibility is to express an opinion on management's assertion about the Village's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the Village of Bellwood's compliance with the specified requirements.

In our opinion, management's assertion that the Village of Bellwood, Illinois complied with the aforementioned requirements for 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 Mayor, the Village Board, management of the Village, the Illinois State Comptroller's Office and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

*Sikich LLP*

Naperville, Illinois  
October 20 2021