

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:

Lumber Lane

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

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)] If yes, please enclose the amendment (labeled Attachment A).	X	
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)] If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D).	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E).	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	X	
Were there any reports <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)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).		X
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality, setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (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).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).	X	
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).	X	
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).	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. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	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:

Lumber Lane

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ -

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	\$ 8,321	\$ 8,321	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 15	\$ 15	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other ()			0%

All Amount Deposited in Special Tax Allocation Fund \$ 8,336

Cumulative Total Revenues/Cash Receipts \$ 8,336 100%

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

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ -

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 8,336

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 8,336

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

Previous Year Explanation:

SECTION 3.3 [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:

Lumber Lane

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

FUND BALANCE BY SOURCE	\$ 8,336
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Redevelopment		\$ 1,482,000
Total Amount Designated for Project Costs		\$ 1,482,000

TOTAL AMOUNT DESIGNATED	\$ 1,482,000
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SURPLUS/(DEFICIT)	\$ (1,473,664)
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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:

Lumber Lane

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:

Lumber Lane

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':

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

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

Project 1*: Projects Closed Out In Previous Years

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

Project 2*:

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

Project 3*:

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

Project 4*:

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

Project 5*:

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

Project 6*:

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

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:

Lumber Lane

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
N/A	N/A	N/A	\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

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
N/A	N/A

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
N/A	N/A

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:

N/A

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:

Lumber Lane

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

See attached legal description and map.

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

EXHIBIT A**Legal Description**
Revised Lumber Lane Redevelopment Project Area

Part of the Northeast Quarter of the Northwest Quarter of Section 19, Township 16 North, Range 4 West of the Third Principal Meridian, Sangamon County, Illinois described as follows:

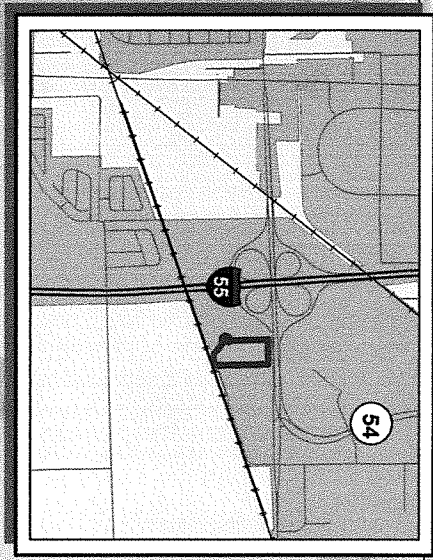
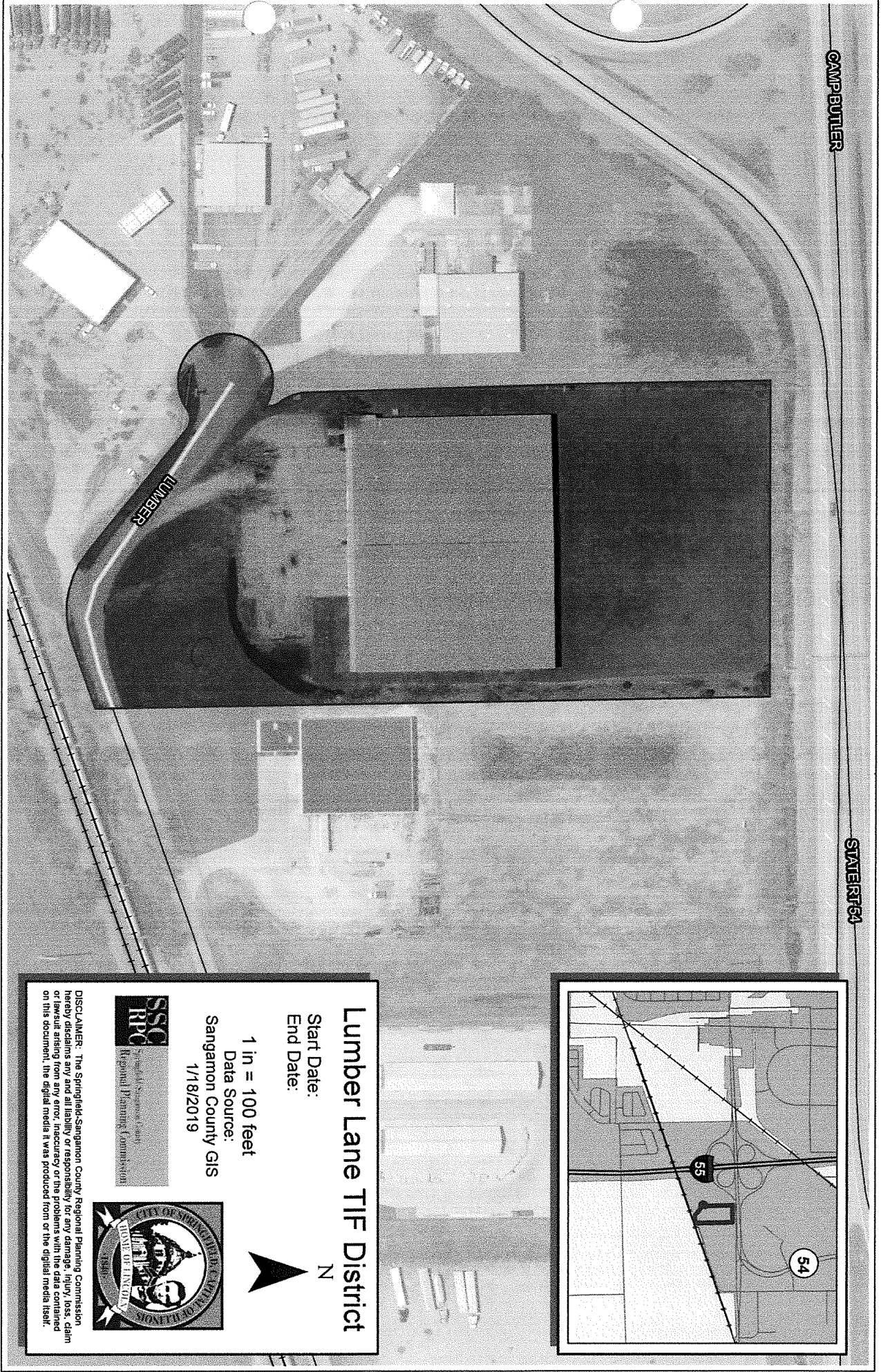
Commencing at the intersection of the East line of Quarter Section and the South Right-of-Way line of Illinois SA Route 3 thence West on aforesaid Right-of-Way line, 212.39 feet; thence deflecting to the right 00 degrees 39 minutes 20 seconds on said Right-of-Way line, 87.61 feet to the point of beginning; thence deflecting to the Left 90 degrees 52 minutes 00 seconds, 794.26 feet; thence deflecting to the right 71 degrees 49 minutes 50 seconds, 109.56 feet to the point of curve of a 60.00 foot radius curve to the right; thence northwesterly on said curve for a chord distance of 58.53 feet; thence deflecting to the right from the chord of said curve 29 degrees 11 minutes 31 seconds, 288.68 feet to the point of curve of a 20.00 foot radius curve to the right; thence northwesterly on said curve a chord distance of 17.32 feet to the point of curve of a 60.00 foot radius curve to the left; thence northwesterly on aforesaid curve a chord distance of 37.70 feet; thence North parallel to the first described line 585.00 feet to the South Right-of-Way line of SA Route 3; thence East on said Right-of-Way line to the point of beginning.

ALSO, all that part of Lumber Lane described as follows:

Beginning at the intersection of the northerly Right-of-Way line of Lumber lane and the East line of the above described parcel; thence 109.56 feet along said northerly Right-of-Way line to the point of curve of a 60.00 foot radius curve to the right; thence northwesterly to the point of curve of a 60.00 foot radius curve to the left, thence northwesterly on said curve for a chord distance of 58.33 feet; thence deflecting to the right from said chord 29 degrees 11 minutes 31 seconds, 278.50 feet to the point of curve of a 60.00 foot radius curve to the left; ; thence northwesterly on said curve for a chord distance of 83.46 feet; thence southerly and southeasterly on said curve for a chord distance of 119.30 feet to a point on a 20.00 foot radius reverse curve to the right; thence southeasterly on said curve for a chord distance of 26.45 feet; thence southeasterly on the southerly Right-of-Way line of Lumber lane, 198.55 feet to the point of curve of a 120.00 foot radius curve to the left; thence southeasterly on said curve for a chord distance of 116.98 feet to the intersection of said curve and the northerly Right-of-Way line of the Norfolk and Southern Railroad; thence northeasterly along said Railroad Right-of-Way line to the intersection with an extension of East line of the above described property; thence North along said extension of the East property line to the point of beginning.

The above described parcel contains a total of 7.777 acres, more or less.

426 - 10 - 18



Lumber Lane TIF District

Start Date:
End Date:

1 in = 100 feet
Data Source:
Sangamon County GIS
1/18/2019



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Office of Planning & Economic Development
City of Springfield, Illinois

James O. Langfelder
Mayor

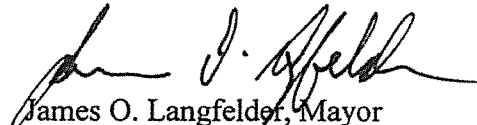
November 1, 2022

Ms. Susana A. Mendoza
Comptroller, State of Illinois
Office of the Comptroller
100 W. Randolph, Suite 15-500
Chicago, IL 60601

Dear Ms. Mendoza,

In my capacity as Mayor of the City of Springfield, a Illinois municipal corporation, I, James O. Langfelder certify that in the preceding fiscal year the City of Springfield, Illinois has complied with all requirements of the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.1 *et seq.*, as amended), as it applies to the following Tax Increment Financing Districts of Springfield, Illinois: Central Area (Downtown), Far East, Enos Park, SHA (Madison Park Place), Northeast, Jefferson Crossing, MacArthur Boulevard Corridor, Dirksen Parkway Commercial, Peoria Road, and Lumber Lane in the preceding fiscal year.

Sincerely,


James O. Langfelder, Mayor
City of Springfield

Sr. Assistant Corporation Counsel
Linda A. O'Brien
Steven C. Rahn
Kateah McMasters



Rm. 313 Municipal Center East
800 East Monroe Street
Springfield, IL 62701-1689

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JAMES K. ZERKLE
Corporation Counsel

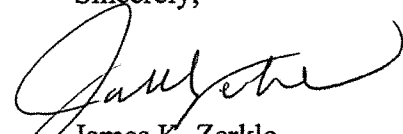
November 1, 2022

Ms. Susana A. Mendoza
Comptroller, State of Illinois
Office of the Comptroller
100 W. Randolph, Suite 15-500
Chicago, IL 60601

Dear Ms. Mendoza,

In my capacity as legal counsel for the City of Springfield, I have reviewed the procedures of the City in relation to the requirements of the Public Act [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]. In my opinion, the City of Springfield is in compliance with the Tax Increment Allocation Redevelopment act, 65 ILCS 5/11-74.4-1 *et seq.*, and the Industrials Job Recovery Law, 65 ILCS 5/11-74.6-1 *et seq.*, for each redevelopment project area in the City, namely, the Central Area (Downtown), Far East, Enos Park, SHA (Madison Park Place), Northeast, Jefferson Crossing, MacArthur Boulevard Corridor, Dirksen Parkway Commercial, Peoria Road, and Lumber Lane Tax Increment Finance Districts.

Sincerely,


James K. Zerkle
Corporation Counsel



**Office of Planning & Economic Development
City of Springfield, Illinois**

**James O. Langfelder
Mayor**

Annual Joint Review Board Meeting
November 22, 2021
3:00 p.m.

This year, the Annual Joint Review Board Meeting will be held in-person, in the **Council Chambers** located on the 3rd Floor of the Municipal Center West Building.

Email Ravi D. Doshi at ravi.doshi@springfield.il.us with questions or call 217.789.2377 ext. 5477.

Agenda

- I. Introductions
- II. Explanation of JRB
- III. Review of Springfield's TIF Districts:
 - a. Central Area
 - b. Far East Side
 - c. Enos Park Neighborhood
 - d. S.H.A. (Madison Park Place)
 - e. Northeast
 - f. Jefferson Crossing
 - g. MacArthur Boulevard
 - h. Dirksen Parkway Commercial
 - i. Peoria Road
 - j. Lumber Lane
- IV. Public Comments
- V. Adjourn

Horath, Aaron W.

From: Wooden, Lynne
Sent: Monday, November 14, 2022 6:30 PM
To: Zerkle, James
Cc: Horath, Aaron W.; Langfelder, Jim; Frevert, Julia
Subject: Re: JRB Agenda November 22 2021.doc
Attachments: JRB Agenda November 18 2021.doc

Thanks,
Lynne

Sent from my iPhone

On Nov 14, 2022, at 5:16 PM, Zerkle, James <James.Zerkle@springfield.il.us> wrote:

Please see attached the agenda for the JRB meeting held last November 22, 2021 in the City Council chambers --- there would be an audio or video recording of the meeting --- thank you --- Jim Z