



**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]  
FY 2021**

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

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

	No	Yes
<p>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)]</p> <p><b>If yes, please enclose the amendment (labeled Attachment A).</b></p>	X	
<p>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)]</p> <p><b>Please enclose the CEO Certification (labeled Attachment B).</b></p>		X
<p>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)]</p> <p><b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b></p>		X
<p>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)]</p> <p><b>If yes, please enclose the Activities Statement (labeled Attachment D).</b></p>		X
<p>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)]</p> <p><b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b></p>	X	
<p>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)]</p> <p><b>If yes, please enclose the Additional Information (labeled Attachment F).</b></p>	X	
<p>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)]</p> <p><b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b></p>	X	
<p>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)]</p> <p><b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b></p>	X	
<p>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)]</p> <p><b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).</b></p>	X	
<p>An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)]</p> <p><b>If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).</b></p>	X	
<p>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)</p> <p><b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b></p>		X
<p>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)]</p> <p><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></p>		X
<p>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)]</p> <p><b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b></p>	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))**

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

**FY 2021**

**Central Area Redevelopment Project Area**

Special Tax Allocation Fund Balance at Beginning of Reporting Period     \$ (367,180)

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	\$ 47,434	\$ 415,368	13%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 11	\$ 17,830	1%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 2,392,000	77%
Transfers from Municipal Sources	\$ 30,000	\$ 273,000	9%
Private Sources			0%
			0%

**All Amount Deposited in Special Tax Allocation Fund**     \$ 77,445

**Cumulative Total Revenues/Cash Receipts**     \$ 3,098,198     100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)**     \$ 71,908

**Transfers to Municipal Sources**     \$ -

**Distribution of Surplus**     \$ -

**Total Expenditures/Disbursements**     \$ 71,908

**Net/Income/Cash Receipts Over/(Under) Cash Disbursements**     \$ 5,537

**Previous Year Adjustment (Explain Below)**     \$ -

**FUND BALANCE, END OF REPORTING PERIOD\***     \$ (361,643)

\* 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 2021

TIF NAME:

Central Area Redevelopment Project Area

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.		
Professional fees associated with legal and accounting	786	
		\$ 786
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 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2021

TIF NAME:

Central Area Redevelopment Project Area

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

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

Property Acquired by the Municipality Within the Redevelopment Project Area.

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

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

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

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

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

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

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

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

**SECTION 5 - 20 ILCS 620/4.7 (7)(F)**  
**PAGE 1**

**FY 2021**

**TIF Name: Central Area Redevelopment Project Area**

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.  
**Select ONE of the following by indicating an 'X':**

<b>1. NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
--	--

<b>2.</b> The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
<b>2a.</b> The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	4

LIST <b>ALL</b> 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)	\$ 282,310	\$ -	\$ -
Public Investment Undertaken	\$ 1,643,919	\$ -	\$ -
Ratio of Private/Public Investment	17/99		0

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: State Street LAPP**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 190,533		
Ratio of Private/Public Investment	0		0

**Project 2\*: Keyes & Industrial Roadway & Utility Reconstruction**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,335,386		
Ratio of Private/Public Investment	0		0

**Project 3\*: Ross Building**

Private Investment Undertaken (See Instructions)	\$ 68,948		
Public Investment Undertaken	\$ 18,000		
Ratio of Private/Public Investment	3 49/59		0

**Project 4\*: State & Oak Building**

Private Investment Undertaken (See Instructions)	\$ 213,362		
Public Investment Undertaken	\$ 100,000		
Ratio of Private/Public Investment	2 2/15		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

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. **\*even though optional MUST be included as part of the complete TIF report**

**SECTION 6**  
FY 2021

**TIF NAME:** Central Area Redevelopment Project Area

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
2007	\$ 7,544,065	\$ 7,552,526

List all overlapping tax districts in the redevelopment project area.  
If overlapping taxing district received a surplus, list the surplus.

Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Kane County, Illinois	\$ -
Kane County Forest Preserve	\$ -
Community Unit School District 300	\$ -
Hampshire Township	\$ -
Hampshire Cemetery district	\$ -
Elgin Community College #509	\$ -
Hampshire Township Park District	\$ -
Hampshire Fire Protection District	\$ -
Ella Johnson Library district	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

**SECTION 7**

Provide information about job creation and retention:

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

**SECTION 8**

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

107 Acres in the downtown area and adjacent blocks and an older industrial area north of the C&E Railroad Tracks.

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

**REDEVELOPMENT PROJECT AREA  
HAMPSHIRE****LEGAL DESCRIPTION**

THAT PART OF THE SOUTH HALF OF SECTION 21 AND PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE SOO RAILROAD WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE WESTERLY ALONG SAID SOUTH LINE, 496.5 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 416.66 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO THE VILLAGE OF HAMPSHIRE; THENCE NORTHERLY ALONG THE WEST LINE OF SAID VILLAGE PROPERTY, 324 FEET TO THE NORTH LINE OF SAID PROPERTY; THENCE EASTERLY ALONG SAID NORTH LINE, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY, 1075.56 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED JULY 21, 1971 AS DOCUMENT NUMBER 1197917; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PROPERTY, 268.89 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 17, 1981 AS DOCUMENT NUMBER 1595225; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PROPERTY, 1058.0 FEET; THENCE EASTERLY ALONG SAID NORTH LINE 162.84 FEET TO THE EAST LINE OF SAID PROPERTY; THENCE SOUTHERLY ALONG SAID EAST LINE, 159.42 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED OCTOBER 20, 1992 AS DOCUMENT NUMBER 92K74284; THENCE WESTERLY ALONG SAID NORTH LINE, 75 FEET TO THE WEST LINE OF SAID PROPERTY; THENCE SOUTHERLY ALONG SAID WEST LINE AND WEST LINE EXTENDED SOUTHERLY, 148 FEET TO THE NORTH LINE OF LOT 4 IN BLOCK 7 IN WHELPLEY AND RINN'S ADDITION; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 4; THENCE SOUTHERLY ALONG SAID WEST LINE, 130' TO THE NORTH LINE OF MILL STREET; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF EAST STREET AND MILL STREET; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 2 OF THE BOARD OF TRUSTEE'S AMENDED PLAT OF WHELPHEY & RINN'S ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTH LINE OF THE SOUTH 3 FEET OF SAID LOT 2; THENCE EASTERLY ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTH 3 FEET OF LOT 1 IN SAID BLOCK 2, TO THE EAST LINE OF SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE AND SAID LINE EXTENDED NORTH, TO THE NORTH LINE OF SAID MILL STREET; THENCE EAST ALONG SAID NORTH LINE TO A LINE PARALLEL TO AND 223 FEET WEST OF THE EAST LINE OF SAID SECTION 21; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE NORTH LINE OF PROPERTY DESCRIBED AS PARCEL 1 IN WARRANTY DEED RECORDED JULY 23, 2004 AS DOCUMENT NUMBER 2004K099275; THENCE EASTERLY ALONG SAID NORTH LINE, 223 FEET TO THE EAST LINE OF SECTION 21; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 1, 1994 AS DOCUMENT NUMBER 94K011225; THENCE EASTERLY ALONG SAID NORTH LINE, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF KEYES AVENUE, 234.95 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 23, 1996 AS DOCUMENT NUMBER 96K090344; THENCE NORTHERLY ALONG SAID WEST LINE, 65 FEET TO THE NORTH LINE OF SAID PROPERTY; THENCE EASTERLY ALONG SAID NORTH LINE, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF KEYES AVENUE, 293 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN TRUSTEES DEED RECORDED DECEMBER 10, 1996 AS DOCUMENT NUMBER 96K086829; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PROPERTY, PARALLEL WITH THE NORTH LINE OF KEYES AVENUE, 198.06 FEET TO THE EAST LINE OF BRANDT DRIVE; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE

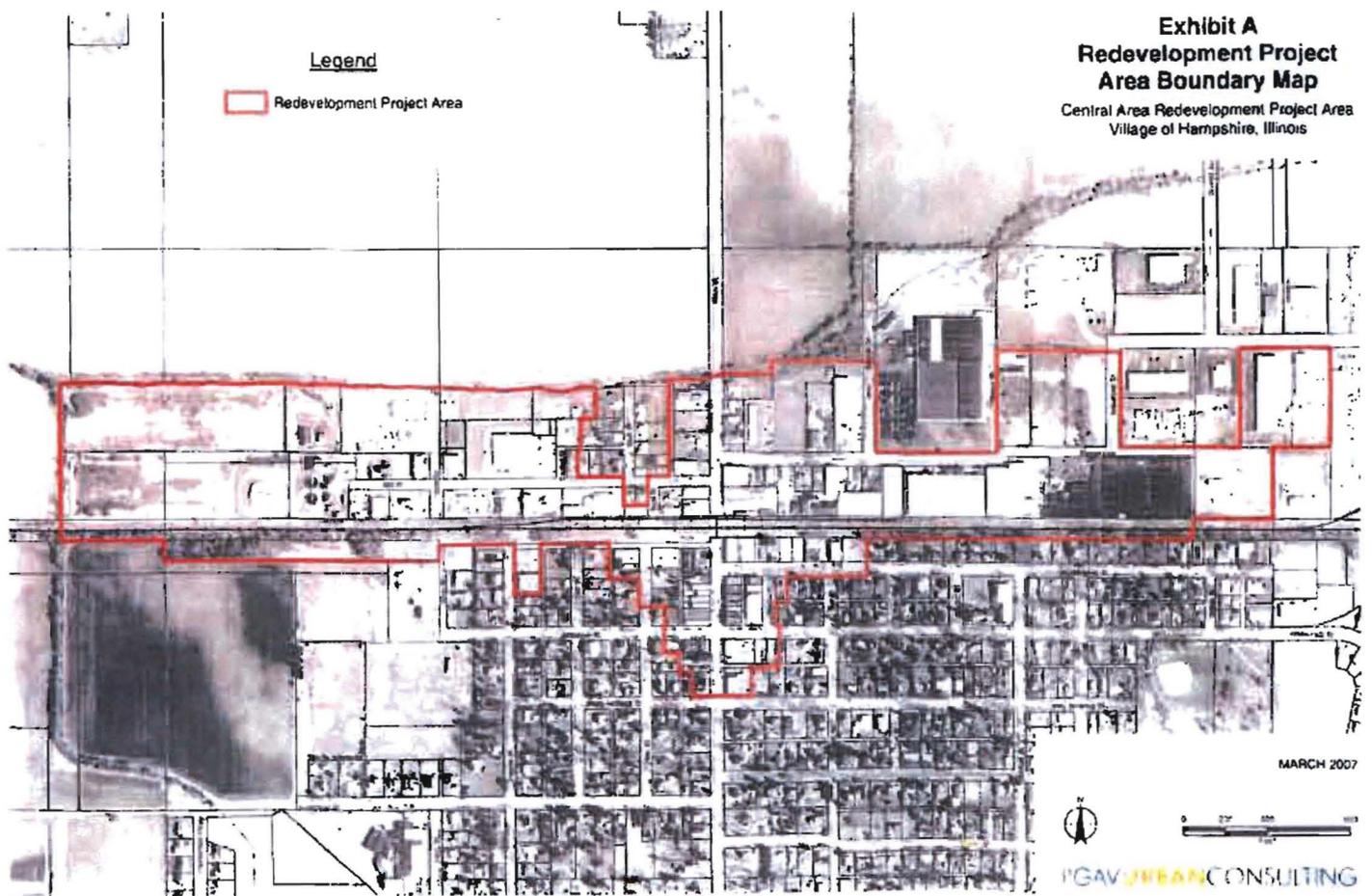
SECTION 8 - LEGAL DESCRIPTION

OF KEYES AVENUE; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 17, 2004 AS DOCUMENT NUMBER 2004K122700; THENCE EASTERLY ALONG SAID SOUTH LINE, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 602.66 FEET TO THE EAST LINE OF INDUSTRIAL DRIVE; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF KEYES AVENUE; THENCE EASTERLY ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF CORK'S ADDITION TO HAMPSHIRE; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 1 IN SAID CORK'S ADDITION, 216 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTHERLY ALONG SAID EAST LINE, 471.83 FEET TO THE SOUTH LINE OF INDUSTRIAL DRIVE; THENCE EASTERLY ALONG SAID SOUTH LINE, 429.24 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN DOCUMENT NUMBER 1743901; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, 475.89 FEET TO THE SOUTH LINE OF SAID PROPERTY; THENCE WESTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF CORK'S ADDITION TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF THE RAILROAD RIGHT OF WAY; THENCE WESTERLY ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 7, 2000 AS DOCUMENT NUMBER 2000K098490; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 3 IN BLOCK 1 IN LOCK FACTORY ADDITION; THENCE WESTERLY ALONG THE SOUTH LINE OF THE RAILROAD TO THE EAST LINE OF LOT 13 IN BLOCK 1 IN HAMPSHIRE CENTER (ORIGINAL TOWN); THENCE SOUTHERLY ALONG SAID EAST LINE AND EAST LINE EXTENDED, 183' TO THE SOUTH LINE OF WASHINGTON STREET; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF LOT 2 IN BLOCK 3 IN SAID HAMPSHIRE CENTER; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 1 IN SAID HAMPSHIRE CENTER; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 1; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF JEFFERSON STREET; THENCE EASTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 6 IN BLOCK 7 EXTENDED NORTH; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF BLOCK 7; THENCE WESTERLY ALONG SAID SOUTH LINE TO A LINE 60 FEET WEST OF THE EAST LINE OF LOT 6 IN BLOCK 1 IN A.J. WILLING'S ADDITION, THENCE SOUTHERLY ALONG SAID LINE TO THE NORTH LINE OF JACKSON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE, TO A LINE 83.5 FEET WEST OF THE EAST LINE OF LOTS 1,2,3,4 IN BLOCK 6 IN REED AND SHOLES ADDITION; THENCE NORTHERLY ALONG SAID LINE, 110.64 FEET TO THE NORTH LINE OF LOT 4; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 4, 62.5' TO THE EAST LINE OF LOT 6 IN BLOCK 1 OF JACOB RINN'S SECOND ADDITION; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 6,7,8 IN SAID BLOCK, 90 FEET TO THE SOUTH LINE OF LOT 9 IN SAID BLOCK; THENCE WESTERLY ALONG SAID SOUTH LINE, 70 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 9, 1999 AS DOCUMENT NUMBER 1999K107308; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED 126 FEET TO THE NORTH LINE OF JEFFERSON STREET; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST HALF OF LOT 12, IN BLOCK 1 OF JACOB RINN'S ADDITION TO THE TOWN OF HAMPSHIRE CENTER; THENCE NORTHERLY ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF LOT 13 OF SAID JACOB RINN'S ADDITION TO THE NORTH LINE OF SAID LOT 13; THENCE WESTERLY ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED, TO THE WEST LINE OF PARK STREET; THENCE NORTHERLY ALONG SAID WEST LINE, TO THE SOUTH LINE OF LOT 3 IN BLOCK 2 IN SAID JACOB RINN'S ADDITION; THENCE WESTERLY ALONG SAID SOUTH LINE, 141 FEET TO THE EAST LINE OF LOT 14 IN SAID BLOCK 2; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 14,15,16 IN SAID BLOCK TO THE NORTH LINE OF RINN AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE, 326 FEET TO THE EAST LINE (EXTENDED NORTH) OF LOT 16 IN BLOCK 3 IN

SECTION 8 - LEGAL DESCRIPTION

SAID JACOB RINN'S ADDITION; THENCE SOUTHERLY ALONG SAID EAST LINE AND EAST LINE EXTENDED TO THE SOUTH LINE OF THE FENZEL PROPERTY DESCRIBED IN DOCUMENT NUMBER 1713801; THENCE WESTERLY ALONG SAID SOUTH LINE, 125' TO THE EAST LINE OF PRAIRIE STREET; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF RINN AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE 359 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTHERLY ALONG SAID EAST LINE, 100' TO THE SOUTH LINE OF PROPERTY DESCRIBED IN QUITCLAIM DEED RECORDED APRIL 30, 1992 AS DOCUMENT NUMBER 92K31097; THENCE WESTERLY ALONG SAID SOUTH LINE, 1318.37 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTHERLY ALONG SAID EAST LINE 100 FEET TO THE SOUTH LINE OF THE SOO RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING, IN HAMPSHIRE TOWNSHIP, KANE COUNTY, ILLINOIS.

Section 8 - Map of District





EMBRACE OPPORTUNITY  
HONOR TRADITION

Attachment B

**Village of Hampshire (Kane County)  
Central Area Redevelopment Project**

**Fiscal Year  
May 1, 2020 to April 30, 2021**

**CERTIFICATION**

To: Ms. June Canello  
TIF Coordinator/Local Government Division  
Office of the Comptroller  
100 W. Randolph  
Suite 15-500  
Chicago, IL 60601

I, Michael J. Reid, Jr., Village President of the Village of Hampshire, County of Kane, State of Illinois, do hereby certify that the Village of Hampshire has complied with all requirements pertaining to the Tax Increment Redevelopment Act during the fiscal year ended April 30, 2020, and provided the Village audit for the 2021 fiscal year having been concluded on October 26, 2021. A meeting of the Joint Review Board "to review the effectiveness and status of the redevelopment project area up to that date," will be schedule as soon as practicable, as required under Section 74.4-5(e).

Dated: November 19, 2021

Michael J. Reid, Jr.  
Village President

**VILLAGE OF HAMPSHIRE**

234 S. State Street, P.O. Box 457, Hampshire, IL 60140-0457  
847-683-2181 phone / 847-683-4915 fax

[hampshireil.org](http://hampshireil.org)

**BAZOSFREEMAN**

Bazos, Freeman, Schuster &amp; Pope LLC



Peter C. Bazos  
 Bradley T. Freeman  
 Mark Schuster  
 Jonathan S. Pope  
 Christopher S. Nudo  
 Aaron H. Reinke

November 16, 2021

Ms. June Canello  
 TIF Coordinator/Local Government Division  
 Office of the Comptroller  
 100 W. Randolph Street  
 Suite 15-500  
 Chicago, IL 60601

*Writer's Contact:*  
 mschuster@bazosfreeman.com  
 847-742-8800 x2023

Re: Village of Hampshire / Fiscal Year May '20 – Apr. '21  
 Tax Increment Financing District and Redevelopment Project

Dear Ms. Canello:

I serve as attorney for the Village of Hampshire, Kane County, Illinois, and have done so since a time prior to 2007. In 2007, by its Ordinances No. 07-34, 07-35, and 07-36, the Village created a Tax Increment Financing Plan and established the Central Area Redevelopment Project in the Village. I have reviewed the information to be submitted to your office by the Village pursuant to the Tax Increment Allocation Redevelopment Act (the "Act"), and submit this opinion pursuant to Section 74.4-5(d)(4) of the Act.

It is my opinion that the Village has complied with the requirements of the Act in creating the TIF District, and establishing the Redevelopment Area and Project, including the formation of a Joint Review Board; except that, the Joint Review Board has not met within 180 days after the close of the 2021 fiscal year to review the effectiveness and status of the redevelopment project area up to date.

A timely meeting did not occur because an audit of the Village financial reports was not completed within that time. However, an audit of the Village's financial reports for Fiscal Year 2021 (May 1, 2020 – April 30, 2021) has recently been concluded.

Now that a certified audit report has been received by the Village for the pertinent time period, the Village will as soon as practicable convene a meeting of the Joint Review Board to review the effectiveness and status of the redevelopment project area for the fiscal year ending April 30, 2021. I will by follow-up correspondence confirm the occurrence of that meeting, for your records.

1250 Larkin Avenue #100      847-742-8800 (o)  
 Elgin, IL 60123              847-742-9777 (fx)  
 www.bazosfreeman.com



Ms. Canello  
November 16, 2021  
Page Two

Please contact me upon your receipt of this correspondence should any additional information be required.

Sincerely yours,

*Mark Schuster*

Mark Schuster  
Bazos, Freeman, Schuster & Pope LLC  
Attorney for the Village of Hampshire

MS/kmc

cc: L. Vasquez / Village Clerk  
M. Reid / Village President  
J. Hedges / Village Manager  
L. Lyons / Village Finance Director



**EMBRACE OPPORTUNITY**  
**HONOR TRADITION**

**Village President**  
Mike Reid, Jr.

**Village Trustees**  
Heather Fodor  
Aaron Kelly  
Toby Koth  
Lionel Mott  
Laura Pollastrini  
Erik Robinson

### **Attachment D**

I, Lori A. Lyons, Village of Hampshire Finance Director do hereby certify that the following activities were undertaken in furtherance of the objectives of the redevelopment plan for the Tax Increment Finance District #1 (Central Area Redevelopment Project Area) between May 1, 2020 and April 30, 2021 in Hampshire, Illinois:

Legal expense totaling \$126 associated with TIF District reporting.

Administrative expense totaling \$660.00 associated with bond administration.

There was principal retirement in the amount of \$34,400 and interest payments totaling \$36,722 paid during the year.

Following this cover letter for Attachment D is a reconciliation of the accounting for the TIF project for the 2020-2021 fiscal year. Only a portion of the debt issuance is Fiscal Year 2010 and was then refunded in Fiscal Year 2016 was for TIF related activities and the reconciliation details the breakdown between TIF and non-TIF spending activity for the various revenue and expenditures.

Lori A. Lyons  
Finance Director

October 15, 2021

### **VILLAGE OF HAMPSHIRE**

234 S. State Street, P.O. Box 457, Hampshire, IL 60140-0457  
847-683-2181 phone / 847-683-4915 fax

**hampshireil.org**

The Village reports the activity of the Central Area Redevelopment Project Area TIF in two funds. The activity surrounding the capital projects, including the expenditures for project improvements and the debt issuance for these projects is recorded in the Capital Projects - Capital Improvements and TIF Revenue Bonds of 2009A/Tuscany Woods Line of Credit Fund and the activity surrounding the property tax collections and the debt service payments are recorded in the Tax Increment Financing Fund. As of April 30, 2021, approximately 86% of the debt issuance was used to fund projects of the TIF district. There are currently two non-TIF projects reported in the Capital Projects - TIF Revenue Bonds of 2009A/Tuscany Woods Line of Credit Fund.

	Capital Projects TIF Revenue Bonds of 2009A/Tuscany Woods Line of Credit	Tax Increment Financing	Total	Non-TIF	TIF
Revenues					
Taxes	-	47,434	47,434	-	47,434
Intergovernmental	-	-	-	-	-
Investment Income	-	11	11	-	11
Miscellaneous	-	-	-	-	-
Total Revenues	-	47,445	47,445	-	47,445
Expenditures					
Highways & Streets	-	786	786	-	786
General Government	-	-	-	-	-
Principal Retirement	-	34,400	34,400	-	34,400
Interest & fiscal Charges	-	36,722	36,722	-	36,722
Total Expenditures	-	71,908	71,908	-	71,908
Deficiency of Revenues over Expenditures	-	(24,463)	(24,463)	-	(24,463)
Other Financing Sources					
Transfer In	-	30,000	30,000	-	30,000
	-	30,000	30,000	-	30,000
Net Change in Fund Balances	-	5,537	5,537	-	5,537
Fund Balance Beginning	79,613	(367,180)	(287,567)	(79,613)	(367,180)
Fund Balance Ending	79,613	(361,643)	(282,030)	(79,613)	(361,643)

TIF Name:

Central Area Redevelopment Project Area

VILLAGE OF HAMPSHIRE, ILLINOIS

Governmental Funds - Balance Sheet  
April 30, 2021

	General
<b>ASSETS</b>	
Cash and Investments	\$ 2,154,779
Receivables - Net of Allowances	
Property Taxes	1,130,841
Other Taxes	382,899
Due from Other Funds	-
Prepays	64,493
	<u>64,493</u>
Total Assets	<u>3,733,012</u>
<b>LIABILITIES</b>	
Accounts Payable	133,202
Accrued Payroll	80,899
Deposits Payable	381,052
Other Liabilities	85,090
Due to Other Funds	-
Compensated Absences Payable	134,314
	<u>134,314</u>
Total Liabilities	814,557
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Taxes	1,130,841
Total Liabilities and Deferred Inflows of Resources	<u>1,945,398</u>
<b>FUND BALANCES</b>	
Nonspendable	64,493
Restricted	132,800
Unassigned	1,590,321
	<u>1,787,614</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>3,733,012</u>

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

ATTACHMENT K  
1 X 4

*** Special Revenue	Capital Projects			Nonmajor	Totals
	Tax	Transportation	Public		
	Increment Financing	Impact Fees	Use		
	8,051	1,038,509	-	1,382,222	4,583,561
	54,181	-	-	175,684	1,360,706
	-	-	-	18,326	401,225
	-	18,226	351,602	39,952	409,780
	-	-	-	-	64,493
	<u>62,232</u>	<u>1,056,735</u>	<u>351,602</u>	<u>1,616,184</u>	<u>6,819,765</u>
	126	-	-	56,697	190,025
	-	-	-	911	81,810
	-	-	-	-	381,052
	-	-	-	-	85,090
	369,568	-	-	12,658	382,226
	-	-	-	-	134,314
	<u>369,694</u>	<u>-</u>	<u>-</u>	<u>70,266</u>	<u>1,254,517</u>
	54,181	-	-	175,684	1,360,706
	<u>423,875</u>	<u>-</u>	<u>-</u>	<u>245,950</u>	<u>2,615,223</u>
	-	-	-	-	64,493
	-	1,056,735	351,602	1,370,234	2,911,371
	(361,643)	-	-	-	1,228,678
	<u>(361,643)</u>	<u>1,056,735</u>	<u>351,602</u>	<u>1,370,234</u>	<u>4,204,542</u>
	<u>62,232</u>	<u>1,056,735</u>	<u>351,602</u>	<u>1,616,184</u>	<u>6,819,765</u>

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

VILLAGE OF HAMPSHIRE, ILLINOIS

Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds  
For the Fiscal Year Ended April 30, 2021

	General
Revenues	
Taxes	\$ 3,308,593
Intergovernmental	391,134
Charges for Services	297,185
Licenses and Permits	245,520
Fines and Forfeitures	72,716
Investment Income	5,163
Miscellaneous	231,511
Total Revenues	<u>4,551,822</u>
Expenditures	
Current	
General Government	1,186,767
Highways and Streets	988,361
Police Protection	1,982,316
Planning and Zoning	1,103
Debt Service	
Principal Retirement	163,575
Interest and Fiscal Charges	14,209
Total Expenditures	<u>4,336,331</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>215,491</u>
Other Financing Sources (Uses)	
Disposal of Capital Assets	6,600
Transfers In	-
Transfers Out	(430)
	<u>(430)</u>
Net Change in Fund Balances	221,661
Fund Balances - Beginning	<u>1,565,953</u>
Fund Balances - Ending	<u>1,787,614</u>

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

ATTACHMENT K

2 X 4

	***				Totals
	Special Revenue	Capital Projects		Nonmajor	
	Tax Increment Financing	Transportation Impact Fees	Public Use		
	47,434	-	-	202,898	3,558,925
	-	-	-	410,294	801,428
	-	103,068	44,856	-	445,109
	-	-	-	-	245,520
	-	-	-	-	72,716
	11	-	125	1,664	6,963
	-	-	-	-	231,511
	<u>47,445</u>	<u>103,068</u>	<u>44,981</u>	<u>614,856</u>	<u>5,362,172</u>
	786	-	-	26,000	1,213,553
	-	247	-	375,895	1,364,503
	-	-	-	-	1,982,316
	-	-	-	-	1,103
	34,400	-	-	76,951	274,926
	36,722	-	-	7,513	58,444
	<u>71,908</u>	<u>247</u>	<u>-</u>	<u>486,359</u>	<u>4,894,845</u>
	(24,463)	102,821	44,981	128,497	467,327
	-	-	-	-	6,600
	30,000	-	-	84,894	114,894
	-	-	(30,000)	-	(30,430)
	<u>30,000</u>	<u>-</u>	<u>(30,000)</u>	<u>84,894</u>	<u>84,464</u>
	5,537	102,821	14,981	213,391	558,391
	(367,180)	953,914	336,621	1,156,843	3,646,151
	(361,643)	1,056,735	351,602	1,370,234	4,204,542

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

VILLAGE OF HAMPSHIRE, ILLINOIS

Nonmajor Governmental Funds

Combining Balance Sheet  
April 30, 2021

	Special Revenue				
	Motor Fuel Tax	Road and Bridge	Special Service Areas	Evidence	Hotel/ Motel Tax
<b>ASSETS</b>					
Cash and Investments	\$ 763,033	130,029	43,233	-	61,942
Receivables - Net of Allowances					
Property Taxes	-	118,869	56,815	-	-
Other Taxes	18,326	-	-	-	-
Due from Other Funds	-	14,952	-	-	-
<b>Total Assets</b>	<b>781,359</b>	<b>263,850</b>	<b>100,048</b>	<b>-</b>	<b>61,942</b>
<b>LIABILITIES</b>					
Accounts Payable	-	-	528	-	3,000
Accrued Payroll	-	-	911	-	-
Due to Other Funds	-	-	12,658	-	-
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>14,097</b>	<b>-</b>	<b>3,000</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Property Taxes	-	118,869	56,815	-	-
<b>Total Liabilities and Deferred Inflows of Resources</b>	<b>-</b>	<b>118,869</b>	<b>70,912</b>	<b>-</b>	<b>3,000</b>
<b>FUND BALANCES</b>					
Restricted	781,359	144,981	29,136	-	58,942
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>781,359</b>	<b>263,850</b>	<b>100,048</b>	<b>-</b>	<b>61,942</b>

ATTACHMENT K

3 X 4

Debt Service Capital Bonds	*** Capital Projects					Totals
	Capital Improvements	TIF Revenue Bonds of 2009A/ Tuscany Woods Line of Credit	Equipment Replacement	Early Warning Impact Fees		
113,725	93,434	79,613	90,328	6,885		1,382,222
-	-	-	-	-		175,684
-	-	-	-	-		18,326
-	-	-	25,000	-		39,952
<b>113,725</b>	<b>93,434</b>	<b>79,613</b>	<b>115,328</b>	<b>6,885</b>		<b>1,616,184</b>
-	53,169	-	-	-		56,697
-	-	-	-	-		911
-	-	-	-	-		12,658
<b>-</b>	<b>53,169</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>70,266</b>
-	-	-	-	-		175,684
<b>-</b>	<b>53,169</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>245,950</b>
113,725	40,265	79,613	115,328	6,885		1,370,234
<b>113,725</b>	<b>93,434</b>	<b>79,613</b>	<b>115,328</b>	<b>6,885</b>		<b>1,616,184</b>

VILLAGE OF HAMPSHIRE, ILLINOIS

Nonmajor Governmental Funds

Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
For the Fiscal Year Ended April 30, 2021

	Special Revenue				
	Motor Fuel Tax	Road and Bridge	Special Service Areas	Evidence	Hotel/ Motel Tax
Revenues					
Taxes	\$ -	112,504	76,301	-	14,093
Intergovernmental	408,635	1,659	-	-	-
Investment Income	1,449	5	116	-	36
Total Revenues	410,084	114,168	76,417	-	14,129
Expenditures					
General Government	-	-	-	-	26,000
Highways and Streets	247,496	-	55,708	-	-
Debt Service					
Principal Retirement	-	-	-	-	-
Interest and Fiscal Charges	-	-	-	-	-
Total Expenditures	247,496	-	55,708	-	26,000
Excess (Deficiency) of Revenues Over (Under) Expenditures	162,588	114,168	20,709	-	(11,871)
Other Financing Sources					
Transfers In	-	-	-	430	-
Net Change in Fund Balances	162,588	114,168	20,709	430	(11,871)
Fund Balances - Beginning	618,771	30,813	8,427	(430)	70,813
Fund Balances - Ending	781,359	144,981	29,136	-	58,942

ATTACHMENT K

4 X 4

Debt Service Capital Bonds	*** Capital Projects					Totals
	Capital Improvements	TIF Revenue Bonds of 2009A/ Tuscany Woods Line of Credit	Equipment Replacement	Early Warning Impact Fees		
-	-	-	-	-	-	202,898
-	-	-	-	-	-	410,294
4	25	-	29	-	-	1,664
4	25	-	29	-	-	614,856
-	-	-	-	-	-	26,000
-	72,691	-	-	-	-	375,895
76,951	-	-	-	-	-	76,951
7,513	-	-	-	-	-	7,513
84,464	72,691	-	-	-	-	486,359
(84,460)	(72,666)	-	29	-	-	128,497
84,464	-	-	-	-	-	84,894
4	(72,666)	-	29	-	-	213,391
113,721	112,931	79,613	115,299	6,885	-	1,156,843
113,725	40,265	79,613	115,328	6,885	-	1,370,234



**REPORT OF INDEPENDENT ACCOUNTANTS**

October 26, 2021

The Honorable Village President  
Members of the Board of Trustees and Village Manager  
Village of Hampshire, Illinois

We have examined management's assertion included in its representation report that the Village of Hampshire, Illinois, with respect to the Central Area Redevelopment Project TIF District, complied with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2021. As discussed in that representation letter, management is responsible for the Village of Hampshire, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

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

In our opinion, management's assertion that the Village of Hampshire, Illinois complied with the aforementioned requirements during the year ended April 30, 2021 is fairly stated in all material respects.

This report is intended solely for the information and use of the President, Board of Trustees, Village Manager, and the Illinois Department of Revenue and is not intended to be and should not be used by anyone other than these specified parties.

*Lauterbach & Amen, LLP*  
LAUTERBACH & AMEN, LLP