

NOTICE OF MEETING

BENSENVILLE NORTH INDUSTRIAL DISTRICT (TIF #12) TAX INCREMENT FINANCING DISTRICT JOINT REVIEW BOARD

Notice is hereby given to all interested parties that, pursuant to the requirements of 65 ILCS 5/11-74.4-1 *et seq.*, a special meeting of the Joint Review Board for the Bensenville North Industrial (TIF #12) Tax Increment Financing District will be held on Tuesday, March 12, 2024, at 3:25 p.m., at the Bensenville Village Hall, First Floor Conference Room, 12 South Center Street, Bensenville, Illinois. Said meeting will be open to the public. A copy of the Agenda for said meeting is attached.

VILLAGE OF BENSENVILLE

By: Nancy Quinn
Village Clerk

AGENDA

**JOINT REVIEW BOARD MEETING
BENSENVILLE NORTH INDUSTRIAL DISTRICT (TIF #12)
TAX INCREMENT FINANCING DISTRICT
TUESDAY, MARCH 12, 2024
3:25 P.M.**

- I. Call Meeting to Order
- II. Roll Call of Joint Review Board Members

<u>Member</u>	<u>Representative</u>
1. Village of Bensenville (Evan Summers, Chairperson)	_____
2. County of DuPage	_____
3. Addison Township	_____
4. College of DuPage Community College District No. 502	_____
5. Fenton High School District No. 100	_____
6. Bensenville Elementary School District No. 2	_____
7. Bensenville Public Library District	_____
8. Bensenville Fire Protection District No. 2	_____
9. Bensenville Park District	_____
10. Public Member	_____

- III. Approval of the Minutes of the October 18, 2022 Meeting
- IV. Overview of the TIF Annual Report and Activities Within the TIF District by Village Staff
- V. Joint Review Board Question and Answer Period
- VI. Public Comment
- VII. Adjournment

**Village of Bensenville
Village Board Room
12 South Center Street
Bensenville, Illinois 60106
Counties of DuPage and Cook**

**MINUTES OF THE JOINT REVIEW BOARD
BENSENVILLE NORTH INDUSTRIAL DISTRICT (TIF #12)
TAX INCREMENT FINANCING DISTRICT MEETING
October 18, 2022**

CALL TO ORDER: The meeting was called to order at 3:42 p.m.

PRESENT: Village of Bensenville (Evan Summers, Chairperson)
College of DuPage Community College District No. 502 (Scott Brady)
Fenton High School District No. 100 (James Ongtengco)
Bensenville Elementary School District No. 2 (Paul Novak)
Bensenville Public Library District (Chris Sloan)
Bensenville Fire Protection District No. 2 (Dan Halverson)
Bensenville Park District (Joe Vallez)
Public Member (Evan Summers)

Absent: County of DuPage, Addison Township

APPROVAL OF MINUTES: The December 14, 2021 Joint Review Board Minutes were presented.

Motion: Bensenville Fire Protection District No. 2 (Dan Halverson) made a motion to approve the minutes as presented. Bensenville Park District (Joe Vallez) seconded the motion.

All were in favor. Motion carried.

OVERVIEW OF THE TIF
Village of Bensenville, Evan Summers, Village of Bensenville Senior Planner, Kurtis Pozsgay, and Director of Finance, Julie McManus gave an overview of the North Industrial District (TIF #12) Tax Increment Financing District and gave the annual report of activity within the TIF District.

There were no questions from the Joint Review Board.

There was no Public Comment.

Adjournment: Bensenville Fire Protection District No. 2 (Dan Halverson) made a motion to adjourn the meeting. Fenton High School District No. 100 (James Ongtengco) seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 3:48 p.m.

Corey Williamsen
Deputy Village Clerk
Village of Bensenville
PASSED AND APPROVED this _____ day of _____ 2023

FY 2022

ANNUAL TAX INCREMENT FINANCE REPORT



SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality: Village of Bensenville Reporting Fiscal Year: 2022
County: DuPage Fiscal Year End: 12/31/2022
Unit Code: 022/015/32

FY 2022 TIF Administrator Contact Information-Required

First Name: <u>Evan</u>	Last Name: <u>Summers</u>
Address: <u>12 S Center</u>	Title: <u>Village Manager</u>
Telephone: <u>630-350-3420</u>	City: <u>Bensenville</u>
E-mail <u>esummers@bensenville.il.us</u>	Zip: <u>60106</u>

I attest to the best of my knowledge, that this FY 2022 report of the redevelopment project area(s)

in the City/Village of:

Bensenville

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.].

6. V. S.

12-22-23

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

*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:

TIF 12 North Industrial District Redevelopment Area

Primary Use of Redevelopment Project Area*:

*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
Industrial Jobs Recovery Law

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).	<input checked="" type="checkbox"/>	
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).	<input checked="" type="checkbox"/>	
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).		<input checked="" type="checkbox"/>
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).		<input checked="" type="checkbox"/>
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).		<input checked="" type="checkbox"/>
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).	<input checked="" type="checkbox"/>	
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).	<input checked="" type="checkbox"/>	
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).	<input checked="" type="checkbox"/>	
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).		<input checked="" type="checkbox"/>
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).	<input checked="" type="checkbox"/>	
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; 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).		<input checked="" type="checkbox"/>
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).		<input checked="" type="checkbox"/>
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).		<input checked="" type="checkbox"/>
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).		<input checked="" type="checkbox"/>
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).	<input checked="" type="checkbox"/>	

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:

TIF 12 North Industrial District Redevelopment Area

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period

\$ 9,413,735

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	\$ 4,604,736	\$ 19,044,032	29%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 396	\$ 531,064	1%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 45,943,656	70%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ 522,812		0%

All Amount Deposited in Special Tax Allocation Fund

\$ 5,127,945

Cumulative Total Revenues/Cash Receipts

\$ 65,518,753 100%

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

\$ 2,369,992

Transfers to Municipal Sources

\$ 818,461

Distribution of Surplus

Total Expenditures/Disbursements

\$ 3,188,453

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ 1,939,492

Previous Year Adjustment (Explain Below)

\$ (1)

FUND BALANCE, END OF REPORTING PERIOD*

\$ 11,353,226

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

Previous Year Explanation:

Immaterial rounding

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 2022

Name of Redevelopment Project Area:

TIF 12 North Industrial District Redevelopment Area

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

PAGE 1

SECTION 3.2 A
PAGE 2

SECTION 3.2 A
PAGE 3

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:

TIF 12 North Industrial District Redevelopment Area

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

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:****TIF 12 North Industrial District Redevelopment Area****Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source****FUND BALANCE BY SOURCE****\$ 11,353,226**

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
TIF 12 No Ind Area Alt Rev Bond - Series 2011A	\$ 17,975,000	
Series 2017A Refunding Bond	\$ 9,945,000	
Refunding Bond Series 2020A (Refunding 2011A Series)	\$ 8,605,000	\$ 7,875,000
Refunding Bond Series 2021A (Refunding Series 2017A)	\$ 8,620,000	\$ 8,510,000
Total Amount Designated for Obligations	\$ 45,145,000	\$ 16,385,000

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Total Amount Designated for Project Costs	\$ -	\$ -

TOTAL AMOUNT DESIGNATED	\$ 16,385,000
SURPLUS/(DEFICIT)	\$ (5,031,774)

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:

TIF 12 North Industrial District Redevelopment Area

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

	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
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Property (1):	
Street address:	800 West Irving Park Road
Approximate size or description of property:	71,750 square feet of land incl. 15,488 square foot commercial building, held for resale
Purchase price:	\$ 1,100,000.00
Seller of property:	Mason Grave Realty, LLC

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:

TIF 12 North Industrial District Redevelopment Area

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. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	29

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)	\$ 4,778,021	\$ -	\$ -
Public Investment Undertaken	\$ 13,108,592	\$ -	\$ -
Ratio of Private/Public Investment	35/96		0

Project 1 Name: North Ind. Area Planning/Legal & Prof

Private Investment Undertaken (See Instructions)		
Public Investment Undertaken	\$ 673,065	
Ratio of Private/Public Investment	0	0

Project 2 Name: North Ind. Area Environment Service

Private Investment Undertaken (See Instructions)		
Public Investment Undertaken	\$ 334,169	
Ratio of Private/Public Investment	0	0

Project 3 Name: North Ind. Area Planning & Eng. Services

Private Investment Undertaken (See Instructions)		
Public Investment Undertaken	\$ 357,354	
Ratio of Private/Public Investment	0	0

Project 4 Name: No. Ind. Area Redevelopment Planning / Capital Outlay Improv.

Private Investment Undertaken (See Instructions)		
Public Investment Undertaken	\$ 10,368,725	
Ratio of Private/Public Investment	0	0

Project 5 Name: 211/299 Beeline Dr. Fire Alarm/Concrete/Blacktop/Shipping Dock Floor

Private Investment Undertaken (See Instructions)	\$ 15,910	
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0

Project 6 Name: 736 Birginal Dr. Sprinklers/Int.Alteration/Roof Repair

Private Investment Undertaken (See Instructions)	\$ 517,300	
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0

PAGE 2 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 7 Name: 6N/19S Center St. New Fascia/Demo/Signage

Private Investment Undertaken (See Instructions)	\$ 45,700		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 8 Name: 500-671 Country Club Dr. Concrete & Electrical Work/Restore Façade

Private Investment Undertaken (See Instructions)	\$ 82,495		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 9 Name: 300 Eastern Ave. Firesprinkler sys./Remodeling

Private Investment Undertaken (See Instructions)	\$ 490,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 10 Name: 110/1260 Ellis St. Electrical Work/Fence/Sprinkler Heads

Private Investment Undertaken (See Instructions)	\$ 121,866		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 11 Name: 800-1004 Fairway Dr. Restroom Installation/Re-Roof/Remodeling

Private Investment Undertaken (See Instructions)	\$ 576,900		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12 Name: 710/1010 Foster Ave. Asphalt Patchwork/Signage

Private Investment Undertaken (See Instructions)	\$ 25,840		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13 Name: 120-817 W. Green St. ReRoof/New Furnace & AC/Sewer/Patio/Finish Basement/Signage

Private Investment Undertaken (See Instructions)	\$ 103,991		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 14 Name: 759-1140 Industrial Dr. Alarms/Ramp/Sprinklers/Cable/Sewer&Gutters/Emer.Elec.

Private Investment Undertaken (See Instructions)	\$ 101,300		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 15 Name: 10-1346 W. Irving Park Rd. Fence/Parking Lot Resurface/Remodeling/Signage/Re-Roof

Private Investment Undertaken (See Instructions)	\$ 55,995		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

PAGE 3 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 16 Name: 700-70 Larsen Ln. Pavement & Sewer Repair/Re-Roof

Private Investment Undertaken (See Instructions)	\$ 204,745		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 17 Name: 115 W. Main St. Fire Alarm Sys/New Office/Signage

Private Investment Undertaken (See Instructions)	\$ 54,262		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 18 Name: 701 Maple Ln. Fire Alarm System

Private Investment Undertaken (See Instructions)	\$ 25,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 19 Name: 330 Meyer Rd Interior Office Remodeling

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

Project 20 Name: 601-801 N. Route 83 Burglar Alarm/Signage/Cable Wiring

Private Investment Undertaken (See Instructions)	\$ 66,543		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 21 Name: 490-971 Supreme Dr. Paving/Sprinklers/Office Remodel/Ext&Int Lighting/Concrete/Fence

Private Investment Undertaken (See Instructions)	\$ 395,798		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 22 Name: 484-860 Thomas Dr. Interior Buildout/Sewer/Electrical/ReRoof/Concrete/Sprinklers/Paving/Alarm

Private Investment Undertaken (See Instructions)	\$ 1,479,553		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 23 Name: 220-250 Thomas Dr. Asphalt Pavement

Private Investment Undertaken (See Instructions)	\$ 22,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 24 Name: 1000 W. Wood St. Playground Renovation/Spray Pad/Picnic Shelters

Private Investment Undertaken (See Instructions)	\$ 260,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 25 Name: 2-438 S. York Rd. Signage/Concrete/Parking Lot

Private Investment Undertaken (See Instructions)	\$ 122,823		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

PAGE 4 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 26*: 700 Foster Ave Repave Fire Department Parking Lot

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 92,338		
Ratio of Private/Public Investment	0		0

Project 27*: Bryn Mawr/Birginal Project Roads

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 12,085		
Ratio of Private/Public Investment	0		0

Project 28*: Silver Creek Streambank Stabilization

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 7,585		
Ratio of Private/Public Investment	0		0

Project 29*: Eastern Avenue Partial Reconstruction

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,263,271		
Ratio of Private/Public Investment	0		0

Project 30*:

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

Project 31*:

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

Project 32*:

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

Project 33*:

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

Project 34*:

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

Project 35*:

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:

TIF 12 North Industrial District Redevelopment Area

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:

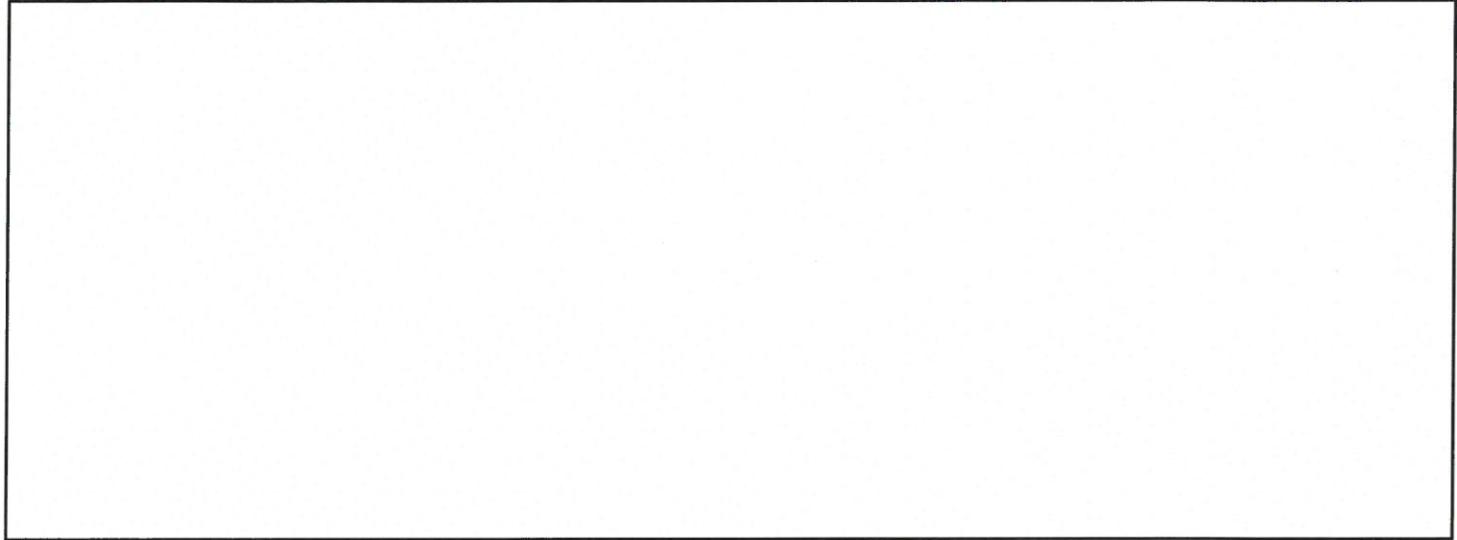
SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area:

TIF 12 North Industrial District Redevelopment Area

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	

SECTION 8 [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:

TIF 12 North Industrial District Redevelopment Area

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

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2011	\$ 217,327,181	\$ 276,971,978

List all overlapping tax districts in the redevelopment project area.

If overlapping taxing districts received a surplus, list the surplus.

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

ATTACHMENT B
THE COMPLIANCE CERTIFICATE

RE: Village of Bensenville
North Industrial Dist. Redevelopment Area (TIF 12)

I, Frank DeSimone, do hereby certify that I am the duly qualified and acting President of the Board of Trustees of the Village of Bensenville, DuPage and Cook County, Illinois and as such official, do further hereby certify, according to the records of the Village in my possession, that the Village has complied with all the requirements of the Tax Increment Allocation Redevelopment Act (65 ILLCS 5/11-74.4-4 et seq.) during the preceding year.

IN WITNESS WHEREOF, I have hereunto affixed my official signature at Bensenville, Illinois on the 23rd day of October 2023.



Frank DeSimone, President
Village of Bensenville



P. Joseph Montana, Partner
jmontana@montanawelch.com
Elmhurst office

February 13, 2024

Office of the Illinois Comptroller
Local Government Division
555 West Monroe Street, Suite 1400S-A
Chicago, Illinois 60661

RE: Village of Bensenville Annual Certificate of Compliance
Fiscal Year Ending December 31, 2022
North Industrial (TIF 12) Tax Increment Redevelopment Project Area

To Whom It May Concern:

This firm serves as Village Counsel for the Village of Bensenville, DuPage and Cook Counties, Illinois, in connection with the administration of the Tax Increment Financing District identified above. This opinion is delivered pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the "Act"), and, specifically, 65 ILCS 5/11-74.4-5(d)(4).

It is our opinion, based upon all information provided to the firm and to the best of our knowledge and belief that the Village of Bensenville has complied with all of the applicable provisions of the Tax Increment Allocation Redevelopment Act for the fiscal year January 1, 2022 through December 31, 2022.

Very truly yours,

MONTANA & WELCH, LLC

P. JOSEPH MONTANA

Attachment D

The following projects have incurred TIF-related expenses during the year:

Eastern Avenue (Project 21102) – This improvement project consists of replacing the existing watermain (including water services, fire hydrants, and valves), storm sewer improvements, an entirely new concrete roadway pavement, new sidewalks and aprons, and finally landscape restoration. Project limits were from Ellis Avenue to Elk Grove Village limit.

Birginal / Bryn Mawr Construction (Project 22102 / 23102) - This improvement project consists of replacing the existing watermain (including water services, fire hydrants, and valves), storm sewer improvements, an entirely new concrete roadway pavement, new curbs and aprons, and finally landscape restoration. Project limits were from Route 83 to Industrial Drive.

Church PA Station Construction (Project 22202) - The Church Road Pressure Adjusting Station Replacement Project will include the relocation and construction of a new above ground, state of the art facility that takes our main water supply from DWC and distributes it with the appropriate pressures to different components of our system. Our current facility was constructed in the 1980's and is located underground just north of the old police station. Our new facility will eliminate the need for confined space entry, clean up a spaghetti bowl of underground pipework, upgrade our electrical and mechanical components, replace a fifty-year-old backup generator, and construct a new architecturally significant structure to house our infrastructure.

IL83 Streetscape – Phase III (Project 22402) - Phase III is intended to install a seven-foot-wide stamped concrete sidewalk along the north side of Irving Park Road from Church Road to west of Addison Street. The scope of work also includes installation of new driveway aprons (where disturbed by sidewalk improvements), structure adjustments, and spot curb and gutter repairs.

Silver Creek Streambank (Project 23501) – This improvement project will consist of revitalizing the streambank along the Silver Creek between IL19 and York Road. Scope will consist of tree clearing, creek stabilization and cleanup, and the construction of recreational features to enhance the creek's use.

Attachment H

**Village of Bensenville
Village Board Room
12 South Center Street
Bensenville, Illinois 60106
Counties of DuPage and Cook**

**MINUTES OF THE JOINT REVIEW BOARD
BENSENVILLE NORTH INDUSTRIAL DISTRICT (TIF #12)
TAX INCREMENT FINANCING DISTRICT MEETING
December 14, 2021**

- CALL TO ORDER:** The meeting was called to order at 3:18 p.m.
- PRESENT:** Village of Bensenville (Evan Summers, Chairperson)
Bensenville Fire Protection District No. 2 (Scott Walker)
Bensenville Public Library District (Dave Sieffert)
Public Member (Bill Belmonte)
- Absent: County of DuPage, Addison Township, College of DuPage Community College
District No. 502, Fenton High School District No. 100, Bensenville Elementary School
District No. 2, Bensenville Park District
- APPROVAL OF MINUTES:** The December 21, 2020 Joint Review Board Minutes were presented.
- Motion: Bensenville Public Library District (Dave Sieffert) made a motion to approve the minutes as presented. Bensenville Fire Protection District No. 2 (Scott Walker) seconded the motion.
- All were in favor. Motion carried.
- OVERVIEW OF THE TIF** Village of Bensenville, Evan Summers, and Village of Bensenville Senior Planner, Kurtis Pozsgay, gave an overview of the North Industrial District (TIF #12) Tax Increment Financing District and gave the annual report of activity within the TIF District.
- There were no questions from the Joint Review Board.
- There was no Public Comment.
- Adjournment: Public Member (Bill Belmonte) made a motion to adjourn the meeting. Bensenville Fire Protection District No. 2 (Scott Walker) seconded the motion.
- All were in favor. Motion carried.
- The meeting was adjourned at 3:24 p.m.

Corey Williamsen
Deputy Village Clerk
Village of Bensenville
PASSED AND APPROVED this _____ day of _____ 2022

VILLAGE OF BENSENVILLE, ILLINOIS

NORTH INDUSTRIAL
TAX INCREMENT FINANCING DISTRICTSCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE

FOR THE YEAR ENDED DECEMBER 31, 2022

Revenues	
Taxes	
Property	\$ 4,604,736
Miscellaneous	38,819
Investment income	396
Total revenues	<u>4,643,951</u>
Expenditures	
Community development	1,227,687
Debt service	
Principal retirement	725,000
Interest and fiscal charges	416,630
Miscellaneous	675
Total expenditures	<u>2,369,992</u>
Excess (Deficiency) of Revenues	
Over Expenditures	<u>2,273,959</u>
Other Sources and Uses	
Transfer out	(334,468)
Total other sources and uses	<u>(334,468)</u>
Net Change in Fund Balance	<u>1,939,491</u>
Fund Balance January 1, 2022	<u>9,413,735</u>
Fund Balance December 31, 2022	<u>\$ 11,353,226</u>



INDEPENDENT ACCOUNTANT'S REPORT ON
MANAGEMENT'S ASSERTION OF COMPLIANCE

The Honorable Village President
Members of the Board of Trustees
Village of Bensenville, Illinois

We have examined management's assertion, included in its representation letter dated October 23, 2023, that the Village of Bensenville 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) for the North Industrial Tax Increment Financing (TIF) District during the year ended December 31, 2022. Management is responsible for the Village's assertion and for 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's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Village's compliance with statutory requirements.

In our opinion, management's assertion that the Village of Bensenville complied with the aforementioned requirements for the year ended December 31, 2022 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Village President, the Board of Trustees, management of the Village, 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.

GW & Associates, P.C.
Hillside, Illinois
October 23, 2023



INDEPENDENT AUDITOR'S REPORT
ON SUPPLEMENTARY INFORMATION

The Honorable Village President
Members of the Board of Trustees
Village of Bensenville, 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 Bensenville, Illinois as of and for the year ended December 31, 2022, which collectively comprise the basic financial statements of the Village of Bensenville, and have issued our report thereon dated October 23, 2023, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information (schedule of revenues, expenditures, and changes in fund balance) for the North Industrial Tax Increment Financing (TIF) District is presented for purpose of additional analysis and is not a required part of the 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 financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the 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 financial statements as a whole.

GW & Associates, P.C.

Hillside, Illinois

October 23, 2023

Attachment M

Name: Village of Bensenville

TIF District: TIF-12 North Industrial District

Intergovernmental Agreements

FY 2022

A list of all intergovernmental agreements in effect in FY 2021, 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)]

Name of Agreement	Description of Agreement	Amount Transferred Out	Amount Received
Village of Bensenville and Bensenville School Dist. #2, Bensenville Fire Prot. Dist. #2, Bensenville Public Library and Bensenville Park District	Relative to the Bensenville North Industrial Tax Increment Financing District – declaration of surplus TIF revenue; agreement not to exercise powers of eminent domain to acquire properties owned by the other taxing districts which include property within corp. limits of the Bensenville School Dist. #2 & Fenton High School Dist. \$100 during the life of North Industrial TIF District	N/A.	N/A.