### FY 2022 ANNUAL TAX INCREMENT FINANCE REPORT



Name of Mu	ınicipality:	River Forest		Reporting F	iscal Year:		2022
County:		Cook		_Fiscal Year	End:		4/30/2022
Unit Code:		016/480/32	2	-			
		FY 2022 TI	F Administrator Contac	t Informati	on-Required		
First Name:	Roseman	1		Last Name:	McAdams		
Address:	400 Park /	Avenue		Title:	Finance Director		
Telephone:	708-366-8	500		City:	River Forest	Zip:	60305
E-mail	rmcadam						
I attest to the	e best of m	y knowledge, that this FY	2022 report of the redevelo	ppment projec	ct area(s)		
in the City/V	/illage of:			River F	orest		
is complete	and accura	ite pursuant to Tax Increm 3 5/11-74.6-10 et. seq.].	nent Allocation Redevelopm	ent Act [65 II	LCS 5/11-74.4-3 et. s	eq.] and or Ind	ustrial Jobs
Lose	mai	y Mc ada	MQ		12-	7-202	2
Written sign	nature of T	F 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 EAC	H TIF DISTICT	
Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Madison Street TIF	11/28/2016	

<sup>\*</sup>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 <u>each</u> redevelopment project area listed in Section 1.]

FY 2022

Name of Redevelopment Project Area:

#### **Madison Street TIF**

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

Please utilize the information below to properly label the Attachments.

Please utilize the information below to properly that	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)]  f yes, please enclose the amendment (labeled Attachment A).  For edevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to 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)]	x	
f yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).	us)	
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).		Х
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).		Х
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 (labled Attachment D).		х
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)]	Х	
If yes, please enclose the Agreement(s) (labeled Attachment E).  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).	х	
Tyes, please chicked the received or are receiving Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving Did the municipality's TIF advisors or consultants enter into contracts (65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E) [E] [F] (F)	×	
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).	х	
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	х	
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 MUST 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).		х
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 paper with the requirements of subsection (g) 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 of 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).		х
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:

Madison Street TIF

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

Special Tax Allocation Fund Balance at Beginning of Reporting Period	\$	125,631	3		
SOURCE of Revenue/Cash Receipts:	R	venue/Cash eceipts for ent Reporting Year	Re	Cumulative Totals of venue/Cash ceipts for life of TIF	% of Total
Property Tax Increment	\$	840,110	\$	1,480,762	98%
State Sales Tax Increment					0%
Local Sales Tax Increment					0%
State Utility Tax Increment					0%
Local Utility Tax Increment					0%
Interest	\$	1,091	\$	5,854	0%
Land/Building Sale Proceeds					0%
Bond Proceeds					0%
Transfers from Municipal Sources					0%
Private Sources					0%
Other (identify source; if multiple other sources, attach schedule)			\$	25,000	2%

All Amount Deposited in Special Tax Allocation Fund \$ 841,201 1,511,616 100% Cumulative Total Revenues/Cash Receipts 113,901 Total Expenditures/Cash Disbursements (Carried forward from \$ Section 3.2) \$ -**Transfers to Municipal Sources** Distribution of Surplus \$ 113,901 Total Expenditures/Disbursements 727,300 Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ \$ Previous Year Adjustment (Explain Below) \$ 852,931 FUND BALANCE, END OF REPORTING PERIOD\* \* 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 2022

Name of Redevelopment Project Area:

Madison Street TIF

# ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND 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
Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		The second secon
	2,333	Sugar State Control
General Governmwent	8,931	
Contractual Services	0,931	To the second se
		CANADA AND AND AND AND AND AND AND AND AN
		\$ 11,264
2. Annual administrative cost.	and the second second	
2. Allitudi durimioticave oosa.		
		STATES AND STATES
		CASC PLES SE SERVICIO
		and the second s
		\$
	sichurs is	e dansaga, melanga
3. Cost of marketing sites.	03/29-0.5	
		Control of the Contro
		Constitution of the consti
		\$ -
Property assembly cost and site preparation costs.	MACTICAL TO SERVICE STATE OF THE SERVICE STATE OF T	MANAGED AND THE PROPERTY OF
		and the second s
		Chipper Challe on a control of
		energy and the control of the
		September 200 persons and a second
		\$
the state of a specific at spe		
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.	And Andrews and the second	Control of the second
public of private building, leasefold improvements, and interes them are a first private building.		CALLED BLOOM CONTRACTOR OF THE
		The state of the s
		AND THE PARTY OF T
		erso-All-Manne
		\$
		3
Costs of the constructuion of public works or improvements.	APANGSER -	
		Marine Commence of the Commenc
		\$

# SECTION 3.2 A

PAGE 2			
7. Costs of eliminating or removing contaminants and other impediments.	agency-to-service and		
			-
		\$	
8. Cost of job training and retraining projects.			
		The second second	
		A STATE OF THE STA	
		\$	×-
9. Financing costs.	The last of the second	Markey Commence	
9. Financing costs.  Debt Service, Interest and Fiscal Charges	50,946		
Debt Gervice, Therest and Fiscal Charges			
		13/12 To 1	
		\$	50,946
	and the second	12:00:00	
10. Capital costs.	MANAGEMENT SERVICES AND ASSESSMENT OF THE SERVICES AND ASSESSM		
	51,691		
Capital Outlay	01,001		
		Programme -	
		6	51,691
	BALA NATION CANADA CONTRACTOR OF THE CONTRACTOR	\$	51,091
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing	Mark Company		
projects.		order frame or the	
		23277	
		MATERIAL STATES	
		\$	
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing			
projects.			
		en and the second	11
		(1284.45 ) The last of the las	
		4.0 (2.00)	
		The state of	Santa Andre
		(485)	
		\$	
		I -	

#### SECTION 3.2 A PAGE 3

TACE		CO. C. C. S. L. C. C. S.
13. Relocation costs.		A MORE ASSESSMENT OF THE PROPERTY OF THE PROPE
10. Neivodilott coole.		SWANNERS CONTRACTOR
		The second secon
		September 1990 and the
		第2000年度の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の
		Editor Control
		\$ -
		** ***********************************
14. Payments in lieu of taxes.	The second second second second second	
		AND AND ASSESSMENT OF THE PARTY
		Control of the second
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		Section of the sectio
15. Costs of job training, fetraining, advantage vasations of the same of the		West States of Taylor
		ACCURACION OF A
		the state of the s
		\$ -
		Ψ
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a		and the second s
redevelopment project.		APP - MA
		Control of the Control
		A CARTA CONTRACTOR
		\$ -
17. Cost of day care services.	Manufacture and the second	CHARLES CONTRACT
17. Cost of day care services.		e- care and an artist and an artist and an artist and an artist and artist arti
		The Springer State of the Control of
		SASSALES A THE STREET
		the state of the s
		\$ -
	1, to 4 1,502 (2.1.) 4 1 1 1 4 4 4	ų
18. Other.	Appropriate to the second second	
		September 1997
		Carlo Phanes de
		STREET AND SEC.
		2002/2007/2002
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 113,901
TOTAL HEIVIZED EXPENDITORES		

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

FV	0	^	2	9
FY	L	u	1	_

Name of	Redeve	opment	Pro	ject	Area:
---------	--------	--------	-----	------	-------

Madison	Street TI	F

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

Name	Service	Amount
A Townson		
		NAME OF TAXABLE PARTY.
Market and the second s		

# 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:

# Madison Street TIF

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

FUND BALANCE BY SOURCE		\$	852,931
1. Description of Debt Obligations	Amount of Original Issuance	Amou	ınt Designated
Total Amount Designated for Obligations	\$ -	\$	-
Description of Project Costs to be Paid     General Fund Loan Advances	Amount of Original Issuance	Amou	unt Designated 2,023,000
***			
Total Amount Designated for Project Costs		\$	2,023,000
TOTAL AMOUNT DESIGNATED		\$	2,023,000
SURPLUS//DEFICIT)		\$	(1,170,069)

# 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:

# Madison Street TIF

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

Х	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	
Gelief et 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:	
Coller of property:	

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

### FY 2022

# Name of Redevelopment Project Area:

# Madison Street TIF

#### PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select <u>ONE</u> of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Wi					
<ol> <li>The Municipality <u>DID</u> undertake projects within the R complete 2a.)</li> </ol>	Redevelopmen	t Project Area	a. (If selecting this option,	Х	
2a. The total number of <u>ALL</u> activities undertaken in plan:	furtherance of	the objective	s of the redevelopment	2	
LIST <u>ALL</u> projects undertaken by th	ne Municipa	lity Within t	he Redevelopment Proje	ect Area:	
		9 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimat	
TOTAL:		58,299	\$ -	\$	-
Private Investment Undertaken (See Instructions)	\$	58,299	\$ -	\$	
Public Investment Undertaken	\$		Ψ		0
Ratio of Private/Public Investment		1			
Project 1 Name: Madison Street Skincare					
Private Investment Undertaken (See Instructions)	\$	36,250			
Public Investment Undertaken	\$	36,250			
Ratio of Private/Public Investment		1			0
10.15				,	
Project 2 Name: In and Out Fitness	\$	22.049	T .		
Private Investment Undertaken (See Instructions)		22,049			
Public Investment Undertaken	\$	1			0
Ratio of Private/Public Investment					
Project 3 Name:		2. II - V28			
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0			0
Project 4 Name:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken		0			0
Ratio of Private/Public Investment					
Project 5 Name:				1	
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0			0
Project 6 Name:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0			0
Natio of Frivater upile investment			L		

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

Project 7 Name:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	00
Project 8 Name:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Policy 4 O Norman		
Project 9 Name: Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Ratio of Private/Public Investment		
Project 10 Name:		 
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Traile of Fritage and Interest and		
Project 11 Name:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	- 0	0
Project 12 Name:		 
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Project 13 Name:		 
Private Investment Undertaken (See Instructions)		 
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Project 14 Name:		
Private Investment Undertaken (See Instructions)		 <del></del>
Public Investment Undertaken		0
Ratio of Private/Public Investment	0	
Project 15 Name:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken	0	0
Ratio of Private/Public Investment	<u> </u>	

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

Project 16 Name:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Project 17 Name:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
During 440 Names		
Project 18 Name: Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Project 19 Name:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Ratio of Frivates abile investment		
Project 20 Name:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		0
Ratio of Private/Public Investment	0	
Project 21 Name:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Project 22 Name:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Project 23 Name:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Trans of Firederi abile infection.	-	•
Project 24 Name:		· T · · · · · ·
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		0
Ratio of Private/Public Investment	0	1 0
Project 25 Name:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0

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

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

FY 2022

Name of Redevelopment Project Area:

### Madison Street TIF

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

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

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

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

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

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

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

Name of Redevelopment Project Area:
Madison Street TIF
Provide a general description of the redevelopment project area using only major boundaries.
Provide a general description of the redevelopment project and doing only major and analysis analysis analysis and analysis analysis analysis analysis analysis a

**Enclosed** 

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

**Optional Documents** 

Map of District

Legal description of redevelopment project area

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:

# Madison Street TIF

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
2016	\$ 9,605,600	16,652,480

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

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

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Overlapping rexing ore	\$ -
	\$
	\$
	\$ -
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

### Attachment B

### Madison Street TIF District

I, Catherine Adduci, the duly elected Village President of the Village of River Forest, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the Village of River Forest complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year Beginning May 1, 2021, and ending April 30, 2022.

Village President

DATE

### Attachment C

# RE: Attorney Review Village of River Forest MADISON STREET TIF District

To Whom It May Concern:

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

Sincerely,

//Ilage Attorney

**Attachment D** Statement setting forth all activities undertaken in furtherance of the objectives of the Redevelopment Plan, including:

- A. Any project implemented during the reporting fiscal year; and
- B. A description of the redevelopment activities undertaken.

The Madison Street TIF District was designated in 2016. The Village has purchased property within the TIF for further development and is evaluating additional strategies and redevelopment activities.